Prepared by
Ralph Yoe, Attorney
Kingsbury Dr
Brentwood, TN

BOOK 5492 PAGE 799

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel G. Holt & wife, Nancy Holt, et ux		119-6
(NAME:)	(NAME:)	Par 217.1a
61 Jay St.	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

mail

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and no/100---------- *Dollars,*
Cash in hand, paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Emma Rossbacher Capshaw, surviving spouse of Paul D. Rossbacher, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said Joel G. Holt and wife, Nancy Jean Holt, et ux

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 110 on the plan of Sterling Heights, Section 3, as of record in book 1424, page113 Register's Office for said county.

Said lot 110 fronts 83 feet on the southerly side of Jay Street and extends back 193.76 feet on the Westerly line and 193.92 feet on the easterly line to a dead line, measuring 83 feet thereon.

Being the same property conveyed to Paul D. Rossbacher and wife, Emma Rossbacher, by deed of Leroy Preston and wife Lou Ella Preston of record in Book 2012, page 419, Register's office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $25,000.00

Subscribed and sworn to before me, this the 4th day of Sept. 19 79

Affiant Nancy Holt Joel Holt

My commission expires: 11-13-79 (Affix Seal)

Notary Public Nadine J. Yeargin

unimproved ( )
This is improved (XX) property, known as 61 Jay Street Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this fourth *day of* September, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emma Rossbacher Capshaw

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxine F. Yeargin, *a Notary Public of said and for said County and State,* Emma Rossbacher Capshaw

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 4th *day of* Sept., 19 79

Maxine F. Yeargin *Notary Public*

Commission expires 11-13-79

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self to be..... ....., *the within named bargainor, a corporation, and that* .....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self as.....

Witness my hand and seal, at office in ....., *this* .....day of....., 19.....

.....Notary Public

Commission expires.....

8974 09/04/79 71.50- CHECK

WARRANTY DEED

FROM
Emma Rossbacher Capshaw
TO
Joel G. Holt and
wife, Nancy Holt

F. 49927

IDENTIF. REFERENCE

SEP. 4 2 13 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5492 PAGE 801

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00-	CO
			65.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	71.50-
			8974A09/04/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-49927

T
IDENTIF. REFERENCE

SEP 4 2 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 709348