This instrument prepared by:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford

BOOK 5494 PAGE 774

23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
9-87	Mr/Mrs Sven L. Capps	Federal Land Bank Association 201 West Main Street Louisville, Kentucky 40201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-28090	Greenbriar Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further considertion of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 26, 1978, in the original principal sum of $44,000.00, payable to Federal Land Bank of Louisville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by William A. Barry and wife, Thelma D. Barry to Paul F. Bachman, Trustee, of record in Book 5290, page 761, Register's Office for Davidson County, Tennessee,

WILLIAM A. BARRY and wife, THELMA D. BARRY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SVEN L. CAPPS and wife, PATSY D. CAPPS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th formerly 24th Civil District of Davidson County, Tennessee being Tract 4 in the Division of the A. L. Smith Property, and described from a plat by Raymond P. Smith, Co., Surveyor, dated June 21, 1966, as follows:
BEGINNING at a railroad spike in the centerline of Greenbrier Road at the corner of Lots 3 and 4; thence along the centerline of said Road, as follows: North 18 deg. 05 min. east 12 feet; north 18 deg. 24 min. east 200 feet; north 09 deg. 42 min. east 180 feet to a railroad spike at the corner of Lots 4 and 5; thence leaving said Road, south 86 deg. 05 min. east 271 feet to an iron pin in the west line of the Town's property; thenc e along the said line, south 1 deg. 17 min. west 465 feet to a corner of Tracts 3 and 4; thence with the line between said Tracts, south 75 deg. 25 min. east 351.5 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to William A. Barry and wife, Thelma D. Barry, by deed from Jimmy E. Felts and wife, Elinor D. Felts, of record in Book 5290, page 757, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to any and all existing easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and the taxes for the current year which the Grantees hereby assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of September, 1979.

Thelma D. Barry

Thelma D. Barry

X William A Barry

William A. Barry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

William A. Barry and wife, Thelma D. Barry

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My commission expires: 4-18-82

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 1979

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
WILLIAM A. BARRY ET UX.

TO
SVEN L. CAPPS ET UX.

F-50618

IDENTIF. REFERENCE

SEP 7 10 56 AM '79

FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5494 PAGE 776

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
			67000.00- CO	
			174.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.70-	
			9834A09/07/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-50618

IDENTIFICATION REFERENCE

SEP 7 10 56 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 710179