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FORM NO. WD-1

PREPARED BY:
A. [illegible] FLOYD, JR. ATTY.
[illegible] VALLEY FORGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.

William L. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 1980

Notary Public

MY COMMISSION EXPIRES: 2-28-81.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. James (NAME)	Same (NAME)	103 - 2
4709 Elkins, Ave. (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	27
Nashville, Tn., 37209 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Capps and wife, Maude H. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. James Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a part of Lot No. 20 on the map of C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of White Bridge Road 250 feet north of the northwest corner of said Road and Bergie Road; thence with the margin of White Bridge Road, northerly 50 feet; thence westerly 220.5 feet more or less to a point in the easterly margin of an alley; thence with the easterly margin of said alley southerly 45 feet; thence easterly 215.9 feet to the point of beginning.

Being the same property conveyed to James D. Capps and wife, Maude H Capps by deed from William S. Hofstetter, Trustee, of record in Book 3223, page 251, Register's Office for Davidson County, Tennessee.

This conveyance excluded that portion of the herein described property that was conveyed to the Metropolitan Governmentof Nashville, Davidson County, Tennessee, in Book 4891, page 398, Register's Office for Davidson County, Tennessee, together with construction and slope easements conveyed therein; this instrument excluded said property.

This is (unimproved) (XX) property, known as 311 White Bridge Rd ., Nashville, Tn., 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 26th day of February, 19 80

James D. Capps (James D. Capps)

Maude H. Capps (Maude H. Capps)

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Capps and wife, Maude H. Capps

the bargainors, 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 26 day of February 19 80

Commission expires 2-28-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES D CAPPS, ET UX

TO

WILLIAM L. JAMES UNMARRIED

F 78268

IDENTIF. REFERENCE

FEB 27 3 40 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File 23 ABF

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4939 02/27 123.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			45000.00-	CO
			117.00	CO TX
			.50	MO TX
	VD		.50-	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	123.50-
4939A02/27/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78268

IDENTIF. REFERENCE

FEB 27 3 40 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 744171