ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph G. Capers, et ux.	Commerce Union Bank	Map 159
(NAME) 5641 Granny White Pike	(NAME) P.O. Box 2546	Par 15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5589 PAGE 916

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Stephen Charles Sloan and wife, Brenda F. Sloan, to William Dearborn, Trustee, of record in Book 4687, page 216, Register's Office for Davidson County, Tennessee;

BILLIE JO SPEARS (formerly EDLIN), P/K/A BILLIE JO SPEARS,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH G. CAPERS and wife, DIANNE U. CAPERS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Hargett Heights, as of record in Book 4595, page 142, Register's Office for said County, to which plan reference is made for a more complete description.

INCLUDED in the above described property, but EXPRESSLY EXCLUDED from this conveyance is the following described tract of land:

BEGINNING at a point in the center line of Granny White Pike 933.45 ft. northerly from the intersection of the center lines of said Pike and Old Hickory Blvd. as measured along the center line of said Pike, said point being the northeast corner of the tract of land conveyed to James I. Trotter, Jr., and wife, Mildred Elder Trotter, by deed from John W. Beasley, of record in Book 2440, page 23, Register's Office for Davidson County, Tennessee; thence North 87° - 06' - 03" West 304.62 ft. to a steel pin; thence North 2° - 53' - 57" East 4.55 ft. to a steel pin; thence South 86° - 14' - 43" East 304.65 ft. to the point of beginning, being .02 acres, more or less.

BEING the same property conveyed to Billie Jo Edlin, p/k/a Billie Jo Spears by deed from Larry Butler and wife, Janet S. Butler, of record in Book 5022, page 215, and conveyed to Billie Jo Spears (formerly Edlin) by deed from Michael Edward Edlin, of record in Book _____, page _____, both in said Register's Office.

Said property is conveyed subject to restrictions, easements and setback lines applicable thereto, and to the lien of taxes for the year 1980.

unimproved ( )
This is improved (X) property, known as 5641 Granny White Pike (House Number) (Street)
Nashville, TN 37220 (P. O. Address) (City or Town) (Zip Code)

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.

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 11TH day of APRIL, 1980.

Billie Jo Spears (formerly Edlin)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Billie Jo Spears (formerly Edlin), p/k/a Billie Jo Spears

the 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 11th day of April, 19 80.

My commission expires 1-18-82 Notary Public [signature]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 103,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph G. Capers

Sworn to and subscribed before me
this 11th day of April, 19 80.

My commission expires 1-18-82 Notary Public [signature]

Mail

This instrument was prepared by:
John J. Archer, Attorney, 300 Court Square Bldg., Nashville, TN 37201
Name Address

3071 WARRANTY DEED

FROM BILLIE JO SPEARS

TO JOSEPH G. CAPERS, ET UX.

F-84729

IDENTIF. REFERENCE

APR 11 2 19 PM '80

FEE & TAX PAID ON 11 REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

103[illegible].00- CO
267.60 CO TX
.50 PRFEE
6.00 MDEED
CHECK 274.30-
3071A04/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 84729

IDENTIFICATION REFERENCE

APR 11 2 19 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 751996