8012 [illegible]

BOOK 5685 PAGE 975

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,885.09

Edward L Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 80.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Capps (NAME)	Molton, Allen & Williams, Inc. (NAME)	6DU 19740
631 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	524 North 21st Street (STREET ADDRESS)	Map 132-16
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingha, ALA 35203 (CITY) (STATE) (ZIP)	Parcel 58

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, Samuel R. Moon and wife Billie W. Moon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Capps and wife Sherie A. Capps

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 Lot No. 864 on the Plan of Caldwell Hall, Section 13, of record in Plat Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Samuel R. Moon and wife Billie W. Moon, by deed of record in Book 5307, Page 684, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5307, Page 686, of the Register's Office for Davidson County, Tennessee, to Molton, Allen & Williams, Inc.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to a public utilities and drainage easement; a sewer easement, and building lines, of record in Plat Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 631 Elysian Fields Road, Nashville, TN 37211
(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 1st day of December, 1980

Samuel R. Moon
SAMUEL R. MOON

Billie W. Moon
BILLIE W. MOON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel R. Moon and wife Billie W. Moon

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 1st day of December 19 80

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

$ 20.00

WARRANTY DEED

FROM
Samuel R. Moon

TO
Edward L. Capps

IDENTIF. REFERENCE

DEC 4 9 31 AM '80

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

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			46805.09- CO	
			121.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.44-	
			80124I2/04/80 BIL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.0.1.9 2

IDENTIF. REFERENCE

DEC 4 9 31 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 795354