OFFICIAL RECEIPT

WARRANTY DEED

G: 9 9 8 1

BOOK 5911 PAGE 629

IDENTIF. REFERENCE

JUL 16 10 41 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,328.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 19 82

Notary Public

MY COMMISSION EXPIRES: 10-24-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK L. DOWNING, JR. (NAME)	COMMERCE UNION BANK (NAME)	64-4
4621 WOODSIDE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2546 (STREET ADDRESS)	For 26 Js
OLD HICKORY, TN. 37138 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (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, WILLIAM A. CAPLEY, JR. AND WIFE, SHERRY K. CAPLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK L. DOWNING, JR. AND WIFE, SHEILA DOWNING

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. 52 ON THE PLAN OF WOODSIDE SUBDIVISION, SECTION II, OF RECORD IN BOOK 5200, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 52 FRONTS 109.42 FEET ON THE WESTERLY SIDE OF WOODSIDE DRIVE AND RUNS BACK 207.59 FEET ON THE SOUTHERLY LINE AND 211.72 FEET ON THE NORTHERLY LINE TO A REAR LINE ON WHICH IT MEASURES 109.50 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. CAPLEY, JR. AND WIFE, SHERRY K. CAPLEY BY DEED FROM BEN MERRITT AND WIFE, BONNIE R. MERRITT D/B/A BEN MERRITT CONSTRUCTION COMPANY, AS OF RECORD IN BOOK 5569, PAGE 650, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5569, PAGE 653, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE SELLER.

unimproved ( )
This is improved (X) property, known as 4621 WOODSIDE DRIVE, OLD HICKORY, TN.
(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 15 day of JULY, 1982

William A. Capley Jr.
WILLIAM A. CAPLEY, JR.

Sherry K. Capley
SHERRY K. CAPLEY

BOOK 5911 PAGE 630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM A. CAPLEY, JR. AND WIFE, SHERRY K. CAPLEY

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 15 day of JULY, 19 82

Commission Expires 10-21-84

Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

WARRANTY DEED

FROM

WILLIAM A. CAPLEY, JR. ET UX

TO

FRANK L. DOWNING, JR. ET UX

TITLE INSURED BY POLICY NUMBER:

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

MAIL TO:
W. G. TRABER
P.O. Box 140253
NASHVILLE, TENN. 37214

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5911 PAGE 631

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
			75328.87- CO	
			195.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 202.28-	
8266A	07/16/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 9 8 1

IDENTIF. REFERENCE

JUL 16 10 41 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891799