512344-0

BOOK 5932 PAGE 977 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,250.00

Edward L Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th. DAY OF August 1982.

Notary Public.

MY COMMISSION EXPIRES My Commission Expires JANUARY 22, 1984
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Capps (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 162-9A
5510 Country Drive,Unit#34 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 34
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-55910

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, ANDREA K. MCNAIR, NOW WOLFE AND HUSBAND, BUSTER WOLFE, JR.

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:

A certain condominium apartment in Davidson County, Tennessee, being described as follows, to-wit:

Townhouse No. 34, Building No. 5 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, said Register's Office, to which plan reference is here made.

Being the same property conveyed to Andrea K. McNair, Unmarried by deed from Iola Watkins, a real estate agent of record in Book 5401, page 38, Register's Office for Davidson County, Tennessee, and to Andrea K. McNair, now Wolfe by quitclaim deed from Iola Watkins and husband, Clyde E. Watkins of record in Book _____, page _____ Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including wihtout limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums Phase 2, of record in Book 4659, page 32, as clarified by clarification of Master Deed of Hickory Valley Condominiums, Phase II, as of record in Book 4937, page 429, said Register's Office.

This is unimproved ( ) improved (X) property, known as 5510 Country Drive, Unit # 34 Nashville, Tennessee 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 hands this 30th. day of August, 1982

Andrea K. McNair Wolfe
Andrea K. McNair Wolfe

Buster Wolfe, Jr.
Buster Wolfe, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5932 PAGE 978

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Andrea K. McNair, Now Wolfe, and husband, Buster Wolfe, Jr.

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 30th. day of August 1982.

Commission expires My Commission Expires JANUARY 22, 1984

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
Andrea K. McNair, Now Wolfe and husband,
Buster Wolfe, Jr.

TO
Edward L. Capps and wife,
Sherie A. Capps

H.07026

IDENTIF. REFERENCE

SEP 2 3 05 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7027

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

RECEIVED OF BOOK 5932 PAGE 979

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
			42250.00- CO	
			105.72 CO TX	
			.50 PRFEE	
			0.00 WDEED	
			CHECK 116.22-	
7027A09/02/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 0 2 6

IDENTIF. REFERENCE

SEP 2 3 05 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 923266