File Box 3

FORM No. WD-1

BOOK 6074 PAGE 512

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 19 83

Notary Public

MY COMMISSION EXPIRES: 10-22-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Capps	OWNER	MAP 54-13
(NAME)	(NAME)	
Lakeshore Drive		PARCEL 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		LW-5435CD
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Thomas Frank Barnes, Jr. and wife Elizabeth S. Barnes and Terry O. Barnes and wife Brenda Kay Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Capps and wife, Pauline C. 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 Tract of land in the Fourth Civil District of Davidson County, Tennessee and described as follows:

Beginning at an iron pin in the north right-of-way of Lakeshore Drive, same being S 70 degrees 02' W 180.38' from an existing concrete monument, thence with the right-of-way of Lakeshore Drive S 70 degrees 02' W 31.47', thence along a curve to the right with a radius of 42.5' for a distance of 47.82' to a point in the right-of-way of Old Hickory Boulevard, thence N 45 degrees 30' W 154.07' to an irong pin, thence leaving the right-of-way N 44 degrees 28' E 204.33' to an iron pin, thence S 9 degrees 08' E 255.93' to the point of beginning, containing 0.59 acres, more or less.

BEING the same property conveyed to Thomas Frank Barnes and wife Mary B. Barnes by deed of record in Deed Book 965, Page 401, said Register's Office. The said parties being both now deceased. Thomas Frank Barnes, Jr. and Terry O. Barnes being the only surviving heirs, also see Will of record in Will Book 123, Page 202, Probate Clerks Office for said County.

THIS property subject to Restrictive Covenants of record in Book 965, Page 401, Resgister's Office for said County.

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

This is unimproved ( ) improved (XX) property, known as Lakeshore Drive (House Number) (Street) Old Hickory, TN 37138 (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 heir 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 8TH day of JUNE, 1983

Thomas Frank Barnes, Jr.

Elizabeth S. Barnes

Terry O. Barnes

Brenda Kay Barnes

Elizabeth S. Barnes and Brenda Kay Barnes are joining in this conveyance to convey any and all rights they may have to said property.

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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 Thomas Frank Barnes, Jr. and Terry O. Barnes

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 8TH day of JUNE 1983

Commission expires 10-20-86

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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
Thomas Frank Barnes, Jr.

TO
John M. Capps

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

H 53.7.7.6.

IDENTIF. REFERENCE

JUN 14 9 31 AM '83

FELIX Z. MILLER JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6074 PAGE 514

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

47950.00- CO
124.54 CO TX
.50 PRFEE
6.00 MDEED
CHECK 131.04-
4705A06/14/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5. 3. 7. 7. 6.

IDENTIF. REFERENCE

JUN 14 9 31 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 955982