FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 84

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

BOOK 6246 PAGE 109

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 200 4th Avenue North, Suite 618, Nashville, Tennessee 37219-2180
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Dandridge, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	81-07
1807 & 1809 15th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	264
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	2W-27000

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, Katie F. Capitel and Leonard Capitel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Dandridge, Jr., unmarried

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 7 and 10 in Menees Subdivision of Lot 8, the Thomas Woodard Plan, which plan is of record in Book 161, page 44, of the Register's Office for Davidson County, Tennessee.

Lot No. 7 fronts 36 feet on the West side of 15th Avenue, North and runs back along the Northern margin of an alley, 111-1/2 feet to an alley in the rear, fronting 13.3 feet on said rear alley.

Lot No. 10 fronts 50 feet on the West side of 15th Avenue North, and runs back between parallel lines 111.3 feet on the North line, and 110 feet on the South line to a 10 foot alley.

Being the same property conveyed to Katie F. Capitel by deed from Leonard Capitel, Katie F. Capitel, Lawrence Capitel, Fredrick Capitel, and Daniel Capitel, d/b/a Capitel Properties, a joint venture of record in Book 6100, Page 787, Register' Office, Davidson County, Tennessee.

This is improved ( ) unimproved property, known as 1807 & 1809 15th Avenue North, Nashville, Tennessee
(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 7th day of March, 19 84

Katie F. Capitel

Katie F. Capitel

Leonard Capitel

Leonard Capitel

STATE OF TENNESSEE
Davidson County

BOOK 6246 PAGE 110

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie F. Capitel and Leonard Capitel

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 7th day of March 19 84

Commission expires 1-18-87

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
Katie F. Capitel

Leonard Capitel

TO
Matthew Dandridge, Jr.

I 0 7 7 7 1

IDENTIF. REFERENCE

MAR 9 2 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

03/09 17.00 CHECK

3897

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
			42500.00- CAMT.	
			110.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 117.00-	
			0897A03/09/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 7 7 1

IDENTIF. REFERENCE

MAR 9 2 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18933