#3115

WARRANTY DEED

BOOK 6266 PAGE 199

Fee 10

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027
Prepared solely upon information furnished by the parties hereto

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Paul T. Capps	New Owner	116-03D
(NAME)	(NAME)	
126 Woodmont Blvd., Unit C		4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB #7DA-10138
(CITY) (STATE) (P. O. ZIP)	(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, WOODMONT BUILDERS, a Tennessee Joint Venture comprised of Johnson Properties, Inc., a Tennessee corporation, and Kidwell & Peebles Construction Company, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL T. CAPPS a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee being Unit No. C on the Plan of 126 Woodmont Townhouses, condominiums, as of record in Plat Book 5800, page 147, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Woodmont Builders by deed from Clark Powell, Inc., d/b/a Mid-South Realty Company of record in Book 5833, page 217, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes which have been prorated and will be paid by Seller; (2) Master Deed of record in Book 5999, page 8; (3) Easement of record in Book 3944, page 45; and (4) All matters appearing on the Plan of record in Plat Book 5800, page 147, said Register's Office.

FELIX E. WILSON, II REGISTER
DAVIDSON COUNTY, TN
APR 6 2 32 PM '84
T. IDENTIF. REFERENCE
11405 9

unimproved ( )
This is improved(XX) property, known as 126 Woodmont Blvd., Unit C Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 19 84

WOODMONT BUILDERS, a joint venture

BY: JOHNSON PROPERTIES, INC.
By: Samuel L. Johnson
Samuel L. Johnson, President

BY: KIDWELL & PEEBLES CONSTRUCTION COMPANY
By: Ross L. Peebles
Ross L. Peebles, Secretary/Treasurer

STATE OF TENNESSEE

STATE OF TENNESSEE

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COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel L. Johnson _____ with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Johnson Properties, Inc. the within named bargainor, a corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained ~~by signing~~ the name of the corporation by the said Samuel L. Johnson as such President.

Witness my hand and official seal, at Nashville, Tennessee this 30th day of March, 19 84

Rebecca A Bagley Notary Public

Commission expires 10/21/84

*or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ross L. Peebles, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary/Treasurer of the Kidwell & Peebles Construction Company, the within named bargainor, a corporation, and that as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ross L. Peebles as such Secretary/Treasurer.

Witness my hand and official seal, at Nashville, Tennessee, this 30th day of March, 1984.

Commission Expires 10/21/84 Rebecca A Bagley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 84.

MY COMMISSION EXPIRES: 9/18/87 (AFFIX SEAL) James A Brenn Jr Notary Public

WARRANTY DEED

FROM WOODMONT BUILDERS

TO PAUL T. CAPPS

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			135000.00- CAMT.	
			351.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	357.50-
			6753A04/06/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 4 0 5 9

IDENTIF. REFERENCE

APR 6 2 32 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26567