FORM NO. WD-1

Mail

WALT, DYER & JAMES
Return To ATTORNEYS AT LAW
C-301 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6358 PAGE 357

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Donna Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys, 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Killebrew (NAME)	Leader Federal Savings & Loan Association (NAME)	16DA-00855
2962 Primrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	117-3-57
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (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, Robert P. Capps and wife, Risa G. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Killebrew and wife, Anita Hays

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:

LAND in Davidson County, Tennessee, being a part of the property described in Deed Book 2752, Page 457, said Register's Office, described according to a survey made by Bruce Rainey & Associates, dated April 17, 1978, as follows:

BEGINNING at a point in the westerly margin of Primrose Avenue, formerly Hazelwood Avenue, said point being 200 feet southerly from the intersection of said Avenue with Cedar Lane; thence westwardly 87 feet to an iron pin in the margin of Allen's Easterly line; thence southerly along Allen's easterly line 196 feet to a point; thence westwardly 87.5 feet to a point; thence southwardly 9.5 feet to a point; thence eastwardly 200.8 feet to a point; thence northwardly 329.3 feet to the point of beginning.

BEING the same property conveyed to Robert P. Capps et ux, Risa G. Capps by deed from Lois Freeman and Margaret Pirtle of record in Book 5279, Page 893, said Register's Office for Davidson County, Tennessee.

I 4 2 6 4 7

IDENTIF. REFERENCE

AUG 13 12 47 PM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

CHECK

08/13 192.40

#658

This is unimproved (X) improved ( ) property, known as 2962 Primrose Avenue, Nashville, Tennessee 37212
(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 10th day of August, 19 84

Robert P. Capps

Risa G. Capps

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Book 6358 page 358

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert P. Capps and wife, Risa G. Capps

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 10th day of August 19 84

Commission expires 4-14-87

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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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

71500.00- CAMT.
185.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.40-
1656A08/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 6 4 7

IDENTIF. REFERENCE

AUG 13 12 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060463