FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 1984

Notary Public

MY COMMISSION EXPIRES: 01/19/88

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TE

THIS INSTRUMENT WAS PREPARED BY

L. Kenneth Johnson, Atty., 213 North Main Street, Goodlettsville, Tenn. 37072

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Howard, Trustee (NAME)	Same (NAME)	to be assigned
210 North Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072 (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, WE, Doris L. Capps and husband, Gerald Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carter Howard, Trustee, with full power to bargain, sell, convey or mortgage without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his 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 two tracts of land in the City of Goodlettsville, Tennessee and more particularly described by Bruce Rainey & Associates, Oct. 2, 1984, as follows:

Tract No. 1:

Beginning at an iron pin on the easterly margin of Link Street, S. W. corner of this tract; thence N. 10° 52' 06" W. 142.27 feet to a set iron pin; thence N. 76° 08' 58" E. 88.41 feet to the P.O.W. of Dickerson Pike; thence with a curve on the westerly margin of said Dickerson Pike in a southerly direction, S. 11° 14' 17" E., on said curve with a radius of 2165.40,62.19 feet to a point; thence N. 76° 06' 50" E. 88.81 feet to the point of beginning.

Tract No. 2:

Beginning at an iron pin on the westerly margin of Link Street, common corner to Joe D. Adams of record in Book 4068, Page 726, R. O. D. C., thence with westerly margin of Link Street, S. 10° 52' 06" E. 58.91 feet to a set iron pin, thence S. 80° 47' 54" W. 102.13 feet to a set iron pin; thence N. 04° 02' 59" E. 63.06 feet to a set iron pin, and corner with Adams; thence N. 82° 27' 43" E. 86.00 feet to the point of beginning.

Being the property vested in Doris L. Capps as sole legatee of Thelma Lynch as of record in Will Book 148, Page 272, County Court Clerk's Office, F. L. Lynch, Jr., having predeceased his spouse.

CHECK

This is unimproved ( ) improved (X) property, known as 120 North Main Street, Goodlettsville, Tennessee 37072
(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 9th day of October, 19 84

X Gerald Capps
GERALD CAPPS

X Doris L. Capps
DORIS L. CAPPS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris L. Capps and husband, Gerald Capps Doris L. Capps Gerald Capps the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of October, 1984.

Commission Expires 01/19/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
DORIS L. CAPPS
et vir

TO
CARTER HOWARD, TRUSTEE
With full power to bargain, sell, convey or mortgage without joinder of beneficiary.

168313

T.
IDENTIF. REFERENCE

DEC 6 2 48 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please Return to:
P.O. Box 401
210 No. Main St.
Goodlettsville, Tn.
37072

CAPPS Realty

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

100000.00- CAMT.
260.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
3120A12/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
Dec 6 2 49 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91004