FORM NO. WD-1

BOOK 6553 PAGE 859

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Bobby W. Caplinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1985.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, Tn. 37209
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bobby W. Caplinger (NAME) | SAME (NAME) | MAP 91-16 |
| 713 Adkisson Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 59 |
| Nashville, Tn. 37205 (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~~ I, Flora M. Simmons, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby W. Caplinger and wife, Dean D. Caplinger

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 the westerly 4 feet of lot no 407, all of lot 409 and the easterly 10 feet of lot No. 411 of Block 18, on the plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said part of lot No. 407, all of lot 409 and part of lot No. 411 front together 64 feet on the northerly side of Elkins Avenue and run back between parallel lines 150 feet to an alley.

Being the same propery conveyed to George F. Simmons and wife, Flora M. Simmons by deed from Burton Duncan and wife, Sara Duncan of record in Book 4177, Page 964, Register's Office for Davidson County, Tennessee, the said George F. Simmons having since died.

J.O 3.5 1 1

IDENTIF. REFERENCE

MAY 10 1 21 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

This is improved (X) unimproved ( ) property, known as 4508 Elkins Avenue, Nashville, Tn. 37209
(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 my hand this 10th day of May, 1985

Flora M. Simmons

STATE OF TENNESSEE
Davidson County

BOOK 6553 PAGE 860

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named Flora M. Simmona

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 1985.

Jimmy A. Duncan
Notary Public

Commission Expires 11-1-87

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY

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___.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Flora M. Simmons

TO
Bobby W. Caplinger

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

595

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6553 PAGE 861

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 37000.00- CAMT. | |
| | | | 96.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 102.70- | |
| | | | 6596A05/10/86 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J0351 T

IDENTIF. REFERENCE

MAY 10 1 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133307