Bof 1

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 $ $45,286.74

Ira D. Degges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF July, 19 85

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 11-9-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira D. Degges (NAME)	Mid-States Mtg. Corp. (NAME)	133-08
512 Castlegate Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 463-A (STREET ADDRESS)	135
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Detroit, MI 48232 (CITY) (STATE) (ZIP)	6DA 83684

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, Monty B. Kapavik et ux Linda L. Kapavik

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira D. Degges et ux, Vonnie Faye Degges

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 Lot No. 40A on the Plan of Phase II, Valley View Terrace, of record in Book 5200, Page 119 as amended in Book 6250, Page 185, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Monty B. Kapavik by deed from John Brent Holladay, of record in Book 6490, Page 758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Capital Mortgage Corp. of record in Book 6433, Page 543, said Register's Office with a present unpaid balance of approximately $44,286.74, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

Linda L. Kapavik joins in this conveyance for the sole purpose of conveying any marital rights she may have.

COPY

This is unimproved ( ) improved (X) property, known as 706 Seven Mile Court, Nashville, TN 37211
(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 22nd day of July, 19 85

Monty B. Kapavik

Linda L. Kapavik

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 Monty B. Kapavik et ux Linda L. Kapavik

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 19 85.

Notary Public

Commission Expires 11-1-87

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 _____

J 2 2 9 3 3

IDENTIF. REFERENCE

JUL 23 3 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Monty B. Kapavik

TO
Ira D. Degges et ux,
Vonnie Faye Degges

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45286.74- CAPT.
117.78 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.28-
0498A07/23/85 BAL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 9 3 3

T
IDENTIF. REFERENCE

JUL 23 3 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156631