FORM NO. WD-1

BOOK 6826 PAGE 453

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 792,000.00

Walter Reed Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1986

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

File 9

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Gass, Trustee (NAME)	SAME (NAME)	Map 93-10
5115 Maryland Way, #31 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 432
Brentwood, TN 37037 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	and 433

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, Walter Reed Capps, and wife, Paula J. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Gass as Trustee of Peabody Quarters Realty Trust, U/D/T dated January 31, 1986,

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 Lots No. 43, 44, 45, and 46 and the southerly 5 feet of Lot No. 47, all on the "Plan of lots laid out by the University of Nashville, called 'Campus Lots' not of record."

SAID property fronts 111 feet on the easterly margin of 4th Avenue South and extends eastwardly between parallel lines along the northerly margin of Peabody Street (144 feet according to current Tax Map) to the westerly margin of Almond Street.

Excepting therefrom that portion thereof, if any, which lies within the boundaries of existing public rights of way.

Being the same property conveyed to Walter Reed Capps by deed from Joel S. Garfinkle, et al., recorded in Book 6571, page 371, in the Register's Office for said County.

This conveyance is made subject to property taxes for 1986 which have been prorated (Grantee to pay).

Paula J. Capps joins in the execution of this deed only for the purpose of conveying such marital rights as she may have on said property, if any.

This is unimproved ( ) improved ( ) property, known as _____ (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 31st day of January, 1986

Walter Reed Capps

Walter Reed Capps

Paula J. Capps

Paula J. Capps

04/10 2055.70 - CHECK

1885

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Walter Reed Capps

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January 19 86

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Walter Reed Capps

TO
Richard D. Cass as Trustee of
Peabody Quarters Realty Trust

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

FILE BOX 9

IDENTIFICATION REFERENCE

APR 10 3 03 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

90487

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6826 PAGE 455

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

792003.00- CAMT.
2065.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 2065.70-
J885A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90487.

IDENTIFICATION REFERENCE

APR 10 3 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236006