4951 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6884 PAGE 436

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DALE F. CAPLENA (NAME)	GERMANTOWN TRUST SAVINGS & LOAN (NAME)	Map 146-12
5017 Manuel Drive (STREET ADDRESS OR ROUTE NUMBER)	7770 Poplar Avenue (STREET ADDRESS)	Parcel 71
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Germantown, Tennessee 38138 (CITY) (STATE) (ZIP)	FB# 6DU-31550

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, ERON J. GILBREATH, now MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALE F. CAPLENA and wife, GERALDINE B. CAPLENA

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 18 on the Plan of Crievewood, as of record in Plat Book 2331, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eron J. Gilbreath, unmarried, by deed from Donald C. Littrell and wife, Peggy Y. Littrell of record in Book 4849, page 99, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2331, page 99, said Register's Office.

Chester Martin, spouse of Eron J. Gilbreath Martin, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Eron J. Gilbreath Martin.

IDENTIFICATION REFERENCE

0 9 9 1 4

JUN 12 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5017 Manuel Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of June, 19 86.

Eron J Gilbreath Martin
ERON J. GILBREATH, now MARTIN

Chester Martin
CHESTER MARTIN

BOOK 6884 PAGE 437

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERON J. GILBREATH, now MARTIN and husband, CHESTER MARTIN the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~, this 6th day of ~~June~~, 19~~86~~

My commission expires 4/19/87 Notary Public

HEREN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,250.00

Dale F. Caplena
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 1986

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Notary Public

HEREN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM ERON J. GILBREATH, now MARTIN

TO DALE F. CAPLENA and wife, GERALDINE B. CAPLENA

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 6884 PAGE 438

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

88250.00- CAMT
229.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 235.82-
4452A06/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0961.4

IDENTIFICATION REFERENCE

JUN 12 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258050