FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON~~XXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Diana Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87
(AFFIX SEAL)

JW # 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Capps (NAME)	Atlantic Coast Mortgage Company (NAME)	147-060
4817 Shadescrest Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	022.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	06DU20780

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, Dennis Johnson and wife, Pauline S. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Capps and wife, Diana Capps

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 Lot No. 54 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis Johnson and wife, Pauline S. Johnson by deed from R. Michael Parker and wife, Trudy W. Parker of record in Book 5622, Page 556, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2929, page 117 and amended in Book 2997, page 93 said Register's Office.

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

28458

IDENTIFICATION REFERENCE

AUG 5 12 23 PM '86

RECEIVED IN THE OFFICE OF W. Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4817 Shadescrest Drive, 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 their hands this 29th day of July, 19 86

Dennis Johnson

Pauline S. Johnson
Pauline S. Johnson

STATE OF TENNESSEE
~~Davidson~~ Williamson County

BOOK 6940 PAGE 311

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Johnson and wife, Pauline S. Johnson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Brentwood, Tennessee, this 29th day of July, 1986.

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

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

Dennis Johnson and wife, Pauline S. Johnson

TO

Edward L. Capps and wife, Diana Capps

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6940 PAGE 312

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

82500.00 CONT
237.00 CSTAX
.50 PRFE
6.00 MORT
CHECK 237.50
6435AC8/C5/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28458

IDENTIFICATION REFERENCE

AUG 5 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279602