File 6

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
**2210 Crestmoor Road, Nashville, Tennessee 37215-0157**

ADDRESS NEW OWNER:
Leo Linn
529 Starliner Drive
Nashville, TN 37209

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 90-15
PARCEL 112
8DA-32911

**WARRANTY DEED**

BOOK 7073 PAGE 316

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth R. Capps and wife, Teresa Capps hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leo Linn and wife, Doris F. Linn hereinafter called the Grantee, Grantee's 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. 1026 on the plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 & 143, Register's Office for said County.

SAID Lot No. 1026 fronts 78.0 feet on the southerly margin of Starliner Drive and extends back between parallel lines a distance of 170.0 feet to a dead line in the rear.

Being the same property conveyed to Kenneth R. Capps and wife, Teresa Capps by deed from Lillian C. Austin, surviving tenants by the entirety of record in Book 5335, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

7 4 2 3 8

RECEIVED FOR RECORD
Dec 18 10 56 AM '86

This is (un)improved property, known as 529 Starliner Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of December, 1986.

Teresa Capps
Teresa Capps

Kenneth R. Capps
Kenneth R. Capps

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 17th day of December, 1986, before me personally appeared Kenneth R. Capps and wife, Teresa Capps, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00.

Leo Linn
Affiant

Subscribed and sworn to before me, this the 17th day of December, 1986.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

**WARRANTY DEED**

from:
Kenneth R. Capps and wife, Teresa Capps

to:
Leo Linn and wife, Doris F. Linn

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7073 PAGE 318

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

720.00 CASH
.50 PRFEE
CHECK 720.50
0858A10/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74286
IDENTIFICATION REFERENCE
Dec 18 10 56 AM '86
DAVIDSON COUNTY TENNESSEE

No. 24340