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

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ADDRESS NEW OWNER:

Wayne Stayton
3265 Anderson Road
Antioch, TN 37013

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS:

150-3-74
2D-38311

**WARRANTY DEED**

FILE BOX 3

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,

Joseph Capituminno and wife, Denise Capituminno

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wayne Stayton, unmarried

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. 74 on the plan of Section Three, "The Country", of record in Book 5200, page 44, Register's Office for said County.

SAID Lot No. 74 fronts 78.00 feet on the easterly margin of Anderson Road and extends back between parallel lines 128.94 feet to a dead line.

BEING the same property conveyed to Joseph Capituminno and wife, Denise Capituminno by deed from William L. Reeves and wife, Maretta K. Reeves of record in Book 5802, page 962, Register's Office for Davidson County, Tenn.

The property herein conveyed is subject to restrictive covenants of record in Deed Book 5281, page 813, Register's Office for Davidson County, Tenn.

7.5 7.3 6

IDENTIFICATION REFERENCE

Dec 23 8 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 3265 Anderson Road, Antioch, Tenn. 37013.

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 1st day of October, 1986

Joseph Capituminno
Joseph Capituminno

Denise Capituminno
Denise Capituminno

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF New Haven

On this 1 day of October, 1986, before me personally appeared Joseph Capituminno and Denise Capituminno, 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/she executed the same as their free act and deed.

NOTARY PUBLIC CONNECTICUT

Rosemary Renko
Notary Public

My Commission Expires: 3/31/91

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 70,500.00.

Wayne Stanford
Affiant

Subscribed and sworn to before me, this the 18 th day of December, 19 86.

My Commission Expires: 1/10/89

M T L Cobb
Notary Public

WARRANTY DEED

from:

to:

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

TN-26094

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

RECEIVED OF _____

FOR _____

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

7[illegible] CANT.
197.40 CSTAX
.50 PRFE
6.00 MISC
CHECK 203.90-
0:94[illegible]12/23/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 7 3 6

IDENTIFICATION REFERENCE

Dec 23 8 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25905