File #2

FORM No. WD-1

STATE OF TENNESSEE BOOK 7082 PAGE 32
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Kenneth R. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 86

Notary Public

My Commission Expires Jan. 10, 1989

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Capps (NAME)	Mortgage Trust Company (NAME)	
738 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	115-4-42
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, Thomas W. Holzen and wife, Helen K. Holzen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Capps and wife, Teresa 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.

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Brook Meade, Section 4, as of record in Book 2133, Page 93, Register's Office for said County.

BEGINNING at a point on the easterly margin of Bresslyn Road, at the common corner of Lots 86 and 87; thence with the line between said lots, northeasterly 340.6 feet to a point; thence northwestwardly 119.8 feet to the southeasterly margin of Georgetown Drive; thence withe the margin of said Drive, southwestwardly 315.9 feet to the beginning of a curve; thence along said curve southwestwardly 39.3 feet to the northeasterly margin of Bresslyn Road; thence with the margin of the same southeastwardly 95 feet to the beginning.

Being the same property conveyed to Thomas W. Holzen and wife, Helen K. Holzen by deed from James W. Hollis and wife, Jenelle S. Hollis of record in Book 5431, page 251, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2278, page 447 said Register's Office.

76660

IDENTIFICATION REFERENCE

Dec 29 1 07 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 738 Bresslyn Road, Nashville, TN 37205
(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 our hand S this 17th day of December 19 86

Thomas W. Holzen — Helen K. Holzen

Thomas W. Holzen — Helen K. Holzen

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7082 PAGE 33

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Thomas W. Holzen and wife, Helen K. Holzen

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 Nashville, Tennessee, this 17th day of December, 19 86

Commission expires _____

Notary Public

STEVEN G. WATERS
NOTARY PUBLIC
STATE OF TENN.
at LARGE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

Thomas W. Holzen and wife, Helen K. Holzen

TO

Kenneth R. Capps and wife, Teresa Capps

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 7082 PAGE 34

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

960 [illegible] CASH
260.00 CSTAX
.50 PRFEE
0.00 MOT
CHECK 275.00-1
1304A12/29/86 DAL .11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7660

IDENTIFICATION REFERENCE

DEC 29 1 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26997