BOOK 7128 PAGE 988

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOHN CAPPS	NATIONAL MORTGAGE COMPANY	98-5
(NAME)	(NAME)	Par 96 1a
6005 PORT JAMAICA DRIVE	4041 KNIGHT ARNOLD ROAD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN. 37076	MEMPHIS, TENNESSEE 38118	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 **DOLLARS**

HEREBY ACKNOWLEDGED, WE, NORMAN R. TEEL AND WIFE, BONNIE N. TEEL,

HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said JOHN CAPPS AND WIFE, PAULINE C. CAPPS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 220 ON THE PLAN OF LAKE PARK, SECTION 6, OF RECORD IN BOOK 4885, PAGE 176, OF THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPELTE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO NORMAN R. TEEL AND WIFE, BONNIE N. TEEL BY DEED FROM MURRAY W. LOY, JR. AND WIFE, SUSAN S. LOY, AS OF RECORD IN BOOK 6820, PAGE 52, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND BUILDING SETBACK LINES OF RECORD.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 6820, PAGE 55, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (XX) **property, known as** 400 MONTEGO COVE (House Number) (Street)

HERMITAGE, TENNESSEE 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30TH **day of** JANUARY **, 19** 87 **.**

x Norman R. Teel
NORMAN R. TEEL

x Bonnie N. Teel
BONNIE N. TEEL

By Bonnie N. Teel Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BONNIE N. TEEL

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 30TH day of JANUARY, 1987.

My commission expires 10.24-88 Notary Public

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

ON THIS THE 30TH DAY OF JANUARY, 1987, BEFORE ME PERSONALLY APPEARED BONNIE N. TEEL, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF NORMAN R. TEEL AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID NORMAN R. TEEL.

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS THE 30TH DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: 9-11-90 NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 80,436.76
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30TH day of JANUARY, 1987.

My commission expires 10.24-88 Notary Public

Mail This instrument was prepared by:
WILLIAM G. TRABER, ATTORNEY 107 DONELSON PIKE NASHVILLE, TENNESSEE 37214C
Name Address

90997

IDENTIFICATION REFERENCE

FEB 5 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM NORMAN R. TEEL ET UX

TO JOHN CAPPS ET UX

Tiror Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
W. G. TRABER
NASHVILLE, TENN. 37214

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

80436.76- CAMT.
225.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 231.62-
7335A08/05/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90997

IDENTIFICATION REFERENCE

FEB 5 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42771