Full

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Marshall B. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 87

Barry B. Ford
Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marshall B. Capps (NAME) | City Federal Savings Bank (NAME) | 108-16 |
| 832 Woodcraft Drive (STREET ADDRESS OR ROUTE NUMBER) | 125 Belmont Drive (STREET ADDRESS) | 221.00 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | Somerset, NJ 08873 (CITY) (STATE) (ZIP) | |

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, Robert E. LaBrec and wife, Ithaca S. LaBrec

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall B. Capps and wife, Melanie Jane Sleigh Capps and Robert E. LaBrec

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. 176B of the Zone Lot Division of Lots 172 thru 180 Percy Priest Woods Section 4, as of record in Plat Book 6250, Page 993, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert E. LaBrec by deed from Percy Priest Woods, of record in Book 7134, Page 75, Register's Office for Davidson County, Tennessee.

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

Ithaca S. LaBrec joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This instrument is executed on behalf of Robert E. LaBrec by Michael Dillon as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7111, Page 214, in the Register's Office for Davidson County, Tennessee.

This instrutment is executed on behalf of Ithaca S. LaBrec by Michael Dillon as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7111, Page 216, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 832 Woodcraft Drive, Nashville, TN 37214
(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 5th day of February, 19 87

Robert E. LaBrec
By: Michael Dillon, Attorney-in-fact

Ithaca S. LaBrec
By: Michael Dillon, Attorney-in-fact

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM 9.2724

TO

IDENTIFICATION REFERENCE

FEB 11 10 53 AM '87

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February, 1987 before me personally appeared Michael Dillion, me known to be the person who executed the foregoing instrument in behalf of Robert E. LaBrec et ux, Ithaca S. LaBrec and acknowledged that he executed the same as the free act and deed of the said Robert E. LaBrec et ux, Ithaca S. LaBrec through Power of Attorney granted him by the said Robert E. LaBrec et ux, Ithaca S. LaBrec.

Commission expires: 11/1/87

Doug B. Fisher
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

**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 |
|---|---|---|---|---|

68505.10- CAMT.
191.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.30-
02/11/87 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

9 2 7 1 2 4

IDENTIFICATION REFERENCE

FEB 11 10 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44654