Realty Title 48

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	Mortgagee:	MAP-PARCEL NUMBERS:
Jack Hofstetter (NAME)	tax bills:	First American Natl Bank (NAME)	
5020 Marc Drive (STREET ADDRESS OR ROUTE NUMBER)	same	First American Center (STREET ADDRESS)	172-6-43
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	(CITY)	Nashville, TN 37237 (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7229 PAGE 994

For and in consideration of the sum of Ten and 00/100---------- ($10.00)---------- DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged

John A. Capps and wife, Rita W. Capps

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN
MAY 8 8 16 AM 1987
IDENTIFICATION REFERENCE
237722

have bargained and sold, and by these presents do transfer and convey unto the said Jack Hofstetter and wife, Mary S. Hofstetter

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. 27 on the Plan of Harvard Estates, Section 4, of record in Book 4675, Page 153, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Marc Lane 249.86 feet to a point, said point being the common corner of Lots 27, 26 and 40; thence northwest 306.78 feet to a point in the southeasterly margin of Cloverland Lane; thence southwesterly 145.88 feet along the margin of said Cloverland Lane to a point at the beginning of a curve to the left; thence around said curve 39.27 feet to a point in the easterly margin of Marc Lane; thence southeasterly 197.83 feet along the margin of said Lane to the point of beginning.

Being the same property conveyed to John A. Capps and wife, Rita W. Capps, by deed from Margaret C. Bingham, of record in Book 6348, Page 620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, owner's certificate, certain notes, easements, setback lines and all matters of record in the Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 5020 Marc Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (Zip Code)

CHECK

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 seised 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.

05/04-1

Witness our hands this 17 day of April, 19 87.

X John A. Capps
JOHN A. CAPPS

X Rita W. Capps
RITA W. CAPPS

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STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John A. Capps and wife, Rita W. Capps

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 [illegible] this 17 day of [illegible], 1987.

My commission expires 11/28/88 Notary Public [illegible]

STATE OF TENNESSEE
COUNTY OF

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared [illegible] and [illegible] with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged [illegible] to be the [illegible] and [illegible] respectively of [illegible], the within named bargainor, a corporation, and that [illegible] as such [illegible] and [illegible], executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said [illegible] as [illegible] and attesting the same by the said [illegible] as [illegible]

Witness my hand and seal, at office in [illegible], this [illegible] day of [illegible], 19[illegible].

[illegible] Notary Public

Commission expires [illegible]

STATE OF TENNESSEE
COUNTY OF [illegible]

The actual consideration for this transfer or value of property (whichever is greater) is $ [illegible]

This is equal to or greater than the property would bring at a fair and voluntary sale.

[illegible]

Sworn to and subscribed before me this 17 day of [illegible], 1987.

My commission expires 4/12/88 Notary Public [illegible]

This instrument was prepared by:

Devereaux D. Cannon, Jr., Attorney, 344-4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

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

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

158000.00- CAMT.
442.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 448.90-
4666A05/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23722

IDENTIFI REFERENCE

MAY 8 8 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79266

void

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void

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void

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