ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JOHN M. CAPPS ET UX (NAME)	SOUTHTRUST MORTGAGE CORP. (NAME)	04D 29033
6005 PORT JAMAICA DR. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 7344-A (STREET ADDRESS)	064-09-15820
HERMITAGE, TN. 37076 (CITY) (STATE) (ZIP CODE)	BIRMINGHAM, AL. 35253 (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 ~~XXXXXXX~~ DOLLARS

HEREBY ACKNOWLEDGED, I, LYNELL PEEK, UNMARRIED, HEREINAFTER CALLED

THE GRANTOR

have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. 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:

BEING LOT NO. 45 ON THE PLAN OF BERRYVILLE, W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT, OF RECORD IN BOOK 421, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LYNELL PEEK BY DEED FROM RUTH SEAMAN, UNMARRIED AS OF RECORD IN BOOK 6968, PAGE 525, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 6958, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

ANY EXISTING OVERAGE IS TO BE RETURNED TO THE GRANTOR.

9 1 5 0 2

IDENTIFICATION REFERENCE

DEC 17 3 17 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4238 WOODS STREET (House Number) (Street)
OLD HICKORY, TN 37138 (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 14TH day of DECEMBER, 19 87

X Lynell Peek

LYNELL PEEK

12-17-87 0101 03CHECK 151.54

BOOK 7429 PAGE 232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LYNELL PEEK

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

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 14TH day of DECEMBER, 19 87.

My commission expires 10-24-88 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 51,786.15
This is equal to or greater than the property would bring at a fair and voluntary sale.

X _____

Sworn to and subscribed before me
this 14TH day of DECEMBER, 19 87.

My commission expires 10-24-88 Notary Public _____

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE NASHVILLE, TN 37214C
Name	Address

WARRANTY DEED

FROM

LYNELL PEEK, UNMARRIED

TO

JOHN M. CAPPS ET UX

MAIL TO:
W.G. TRABER
P.O. BOX 140255
NASHVILLE, TN 37214

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 _____

BOOK 7429 PAGE 233

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	51786.15
			CON TX	145.04
			PRFEE	0.50
			MDEED	6.00
			TOTAL	151.54
			CHECK	151.54
12/17/87	01	15:19 0001	1005	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91502

IDENTIFI REFERENCE

DEC 17 3 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46166