FILE BOX 30

BOOK 7851 PAGE 647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 24 day of May, 19 89

My commission expires: July 13, 1991 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B14082
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tony M. Capps	First Tennessee Bank National
333 Keeton Avenue	P.O. Box 1000, Dept. 47
STREET ADDRESS	STREET ADDRESS
Old Hickory, TN 37138	Memphis, TN 38148
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 44-01 15

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Marcia Gail Johnston, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Tony M. Capps, unmarried and Mary R. Baker, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record. Said lot is more particularly described as follows:
Starting with a concrete monument at the east end of the return at the northeast corner of the intersection of Hickerson Street and Keeton Avenue, and the Plan of Scenic Veiw Subdivision, and running thence around a curve to the right, said curve having a radius of 625' for a distance of 87.8' to a concrete monument, said monument being located in the northerly margin of Keeton Avenue, thence in a southeasterly direc tion and continuing along the northerly margin of Keeton Avenue for a distance of 186.8' to a point in the center of an easement for drainage ditch and the point of beginning, and running thence the following courses and distances: North 44 deg. 25' East along the rear line of Lots 26, 27 and 28, and along the center line of easement for drainage ditch a distance of 285.5' to an iron pin in the southerly margin of Nashville Industrial Corporation property; thence in a southeasterly direction South 46 deg. 15' East along the margin of said property a distance of 135.2' to an iron pin in the westerly margin of Lot No. 30; thence in a southwesterly direction along the common line between Lots 29 and 30 for a distance of 286.3' to an iron pin located in the northerly margin of Keeton Avenue; thence in a nothwesterly direction along the northerly margin of Keeton Avenue 137.4' to a point in the center of drainage ditch and the point of beginning.

Being all of the property conveyed to Marcia Gail Johnston, unmarried by Deed of record in Book 6606 page 170, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 333 Keeton Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of May, 19 89

Marcia Gail Johnston

Marcia Gail Johnston

State of Tennessee Sumner
County of _____

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On this 24 day of May, 19 89, before me personally appeared Marcia Gail Johnston to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Ruth M. Foran
Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

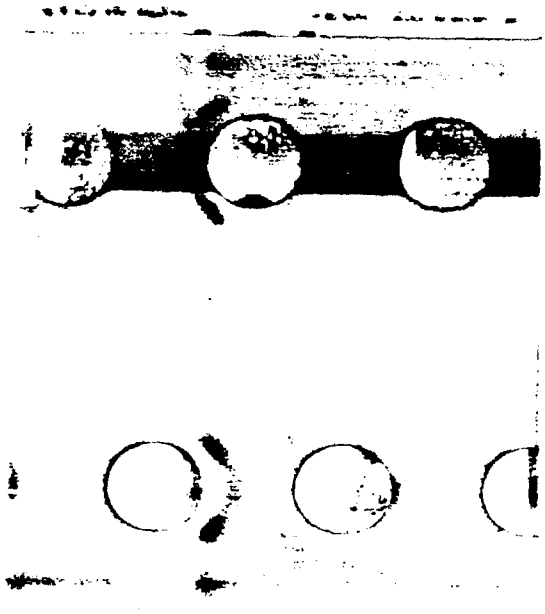
0703 05/30 0101 03CHECK 221.00

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

367226

FILED FOR RECORD
May 30 10 59 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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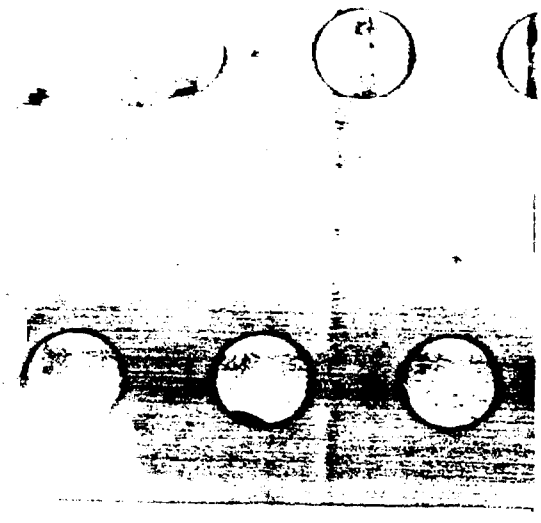
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 6.00
TOTAL 221.00
CHECK 221.00

05/30/89 01 11:00 0001 0703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3 6 7 2 6

TENNESSEE REFERENCE

MAY 30 10 59 AM '89

No. 214069