BOOK 7961 PAGE 952

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Risa G. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF October 19 89.

Notary Public

MY COMMISSION EXPIRES: 2-14-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys, Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Robert P. Capps (NAME)	Standard Federal Savings Bank (NAME)	115-3-43
717 Richfield Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9481 (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Gaithersbury, Maryland 20898 (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, John N. Fain, Jr. and wife, Jennifer C. Fain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Capps and wife, Risa G. Capps

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. 170 on the Plan of Brook Meade, Section 5, of record in Book 2133, page 102, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John N. Fain, Jr. and wife, Jennifer C. Fain by deed from Malcolm Getz and wife, Ruth Ann Getz of record in Book 6629, page 666, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, plats and other matters of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dominion Bancshares Mortgage Corporation, of record in Book 7275, page 575, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

74506 IDENTIF. REFERENCE Oct 17 11 20 AM '89 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

unimproved (XX)
This is improved ( ) property, known as 717 Richfield Drive, Nashville, Tennessee 37205
(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 hands this 13th day of October, 19 89

John N. Fain, Jr.

Jennifer C. Fain by John N. Fain, Jr. Attorney in Fact

BOOK 7961 PAGE 953

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Fain, Jr. and wife, Jennifer C. Fain

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of October 1989

Commission expires 5-5-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

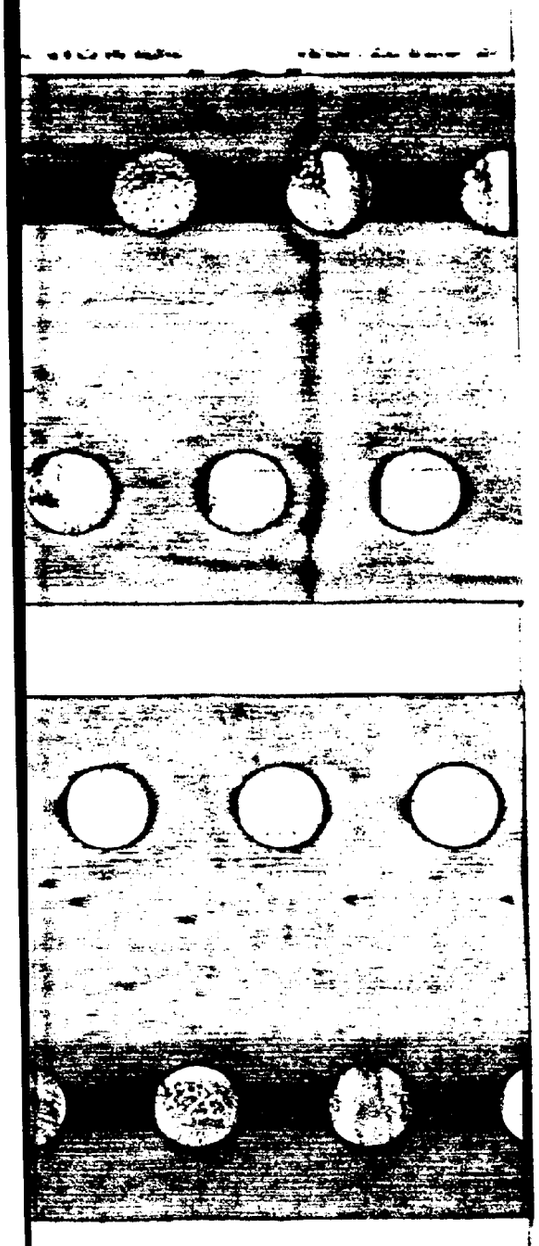
_____

Notary Public

My commission expires:

_____

6308 10/17 0101 03CHECK 394.75



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7961 PAGE 954

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	
	117500.00
CON TX	387.75
PRFEE	1.00
WDEED	6.00
TOTAL	394.75
CHECK	394.75

10/17/89 01 11:23 0001 6308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74506

IDENTIF. REFERENCE

OCT 17 11 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 258462