FILE BOX 30

BOOK 8162 PAGE 348

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,316.37

Subscribed and sworn to before me, this the 26 day of July 19 90

My commission Expires _____ (Affix Seal)

Affiant

Notary Public

My Commission Expires Nov. 27, 1993

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14707
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Marshall Capps	Fidelity Federal Savings and Loan
1339 Paulson Way (STREET ADDRESS)	401 Union Street (STREET ADDRESS)
Antioch, TN 37013 (CITY STATE ZIP)	Nashville, TN 37219 (CITY STATE ZIP)
MAP & PARCEL NO 172-8-A/33	

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, Billy Joe Carter and wife, Deborah J. Carter

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Marshall Capps and wife, Melanie Capps

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:

Being Lot Number 33 on the Plan of Hunter's Branch, Section 2B, of record in Plat Book 6900 at page 336 and 337, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Billy Joe Carter and wife, Deborah J. Carter by Deed of record in Book 7714 page 182, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Fidelity Federal Savings and Loan Association, which the Grantee(s) hereby agree to assume and pay.

45026

IDENTIFICATION REFERENCE

Jul 30 8 45 AM '90

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

4427 07/30 0101 03CHECK 337.99

1339 Paulson Way, Antioch, TN 37013

THIS IS _____ IMPROVED PROPERTY KNOWN AS _____

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 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 26 day of July 19 90

Billy Joe Carter

Deborah J. Carter

State of Tennessee
County of Williamson

On this 26 day of July, 19 90, before me personally appeared Billy Joe Carter & Deborah J. Carter 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 27, 1993

Notary Public

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

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 350

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
100316.37
CON TX 330.99
PRFEE 1.00
WDEED 6.00
TOTAL 337.99
CHECK ~~337.99~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/90 01 08:47 0001 4427

45026

IDENTIFICATION REFERENCE

JUL 30 8 45 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341207