STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,909.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 90

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES December 29, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. CAPPS	SHEARSON LEHMAN HUTTON MORTGAGE	53-3-85
(NAME) 1610 OVERTON STREET	(NAME) P. O. BOX 1201	4D 44790
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) SAN BERNARDINO, CA 92402	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WALTER L. RAYMER AND WIFE, BRENDA KEY RAYMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. CAPPS AND WIFE, PAULINE C. 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. 47 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "E" REVISED, OF RECORD IN PLAN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 47 FRONTS 94.6 FEET ON THE WESTERLY MARGIN OF OVERTON STREET AND EXTENDS BACK 335.6 FEET ON THE NORTHERLY LINE AND 334.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 94.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WALTER L. RAYMER AND WIFE, BRENDA KEY RAYMER BY DEED OF RECORD IN BOOK 7123, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 7123, PAGE 438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $51,017.00, NOW PAYABLE TO SHEARSON LEHMAN HUTTON MORTGAGE CORP., WHICH INDEBTEDNESS JOHN M. CAPPS AND WIFE, PAULINE C. CAPPS HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

This is improved X unimproved property, known as 1610 OVERTON STREET , OLD HICKORY , TN , 37138

(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 hand s this 24th day of September , 19 90

WALTER L. RAYMER: Walter L Raymer

BRENDA KEY RAYMER: Brenda Key Raymer

STATE OF TENNESSEE
County of DAVIDSON

BOOK 8202 PAGE 2

Personally appeared before me,
WALTER L. RAYMER AND WIFE, BRENDA KEY RAYMER
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 19 90

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of
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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

5 9 5 3 6

TENNESSEE REFERENCE

SEP 25 8 35 AM '90

1595 09/25 0101 03CHECK 181.57

WARRANTY DEED

FROM

WALTER L. RAYMER AND WIFE,

BRENDA KEY RAYMER

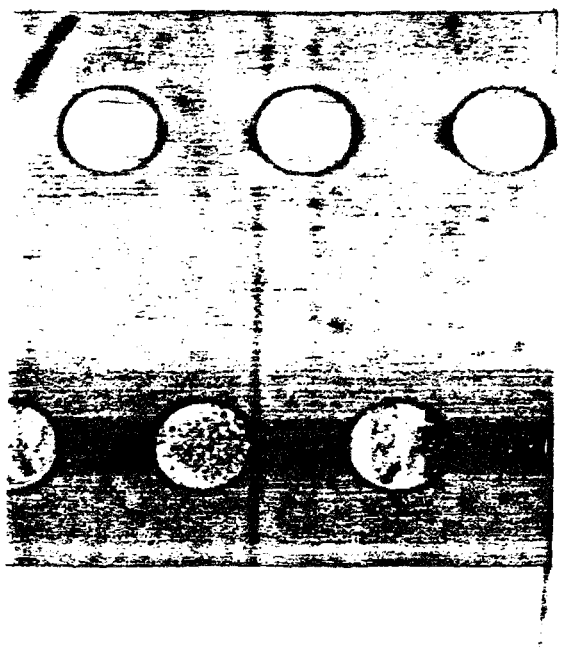
TO

JOHN M. CAPPS AND WIFE,

PAULINE C. CAPPS

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8202 PAGE 3

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 52909.37
CON TX 174.57
PRFEE 1.00
WDEED 6.00
TOTAL 181.57
CHECK 181.57

09/25/90 01 08:37 0001 1595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59536

IDENTIFICATION

SEP 25 8 35 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 358204