Return to:
SOUTHEAST TITLE
5751 Old Hickory Blvd., Suite 14
Hermitage, TN 37076

This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 8338 PAGE 682

ADDRESS NEW OWNER:
James G. Fry
6420 Bresslyn Court
Nashville, TN 37205

SEND TAX BILL:
MORTGAGEE

MAP AND PARCEL:
MAP 115-14
PARCEL 39

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Avenue, P.O.Box 7137
Pasadena, CA 91109-7137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Helen Trotter Capra and husband Robert G. Capra,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James G. Fry and wife Helen Elizabeth Fry**, 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:

9505 04/26 0101 03CHECK 444.25

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 704 on the Plan of West Meade Farms, Inc., Section VII, as of record in Book 2331, page 13, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly terminus of Bresslyn Court at the corner of Lots 703 and 704; thence with the line between said lots northwesterly 356.3 feet to a point; thence south 36° 45' west 443.5 feet to a point; thence south 46° 12' west 105 feet to a corner of Lot 719; thence along the line of Lot 704, along the northerly line of Lots 718 and 719, southeasterly 292.7 feet to a corner of Lot 705 thence with the line between Lots 704 and 705, northeasterly 496.5 feet to the margin of Bresslyn Court; thence with the margin of the same northerly around a curve 72.3 feet to the point of beginning.

BEING the same property conveyed to Thomas Woodrow Midkiff and wife, Helen T. Midkiff, by deed from Gilbert M. Choate et ux, of record in Book 2599, page 471, Registers Office for Davidson County, Tennessee; Thomas Woodrow Midkiff conveyed his interest to Helen T. Midkiff by deed dated June 11, 1964, of record in Book 3769 page 71, Register's Office, Davidson COunty, Tennessee. Helen T. Midkiff has since remarried and is one and the same person as Helen Midkiff Capra. Robert G. Capra joins in this conveyance for the sole purpose to grant and convey any interest he may have as the spouse of Helen Midkiff Capra.

This is improved property known as 6240 Bresslyn Court. Possession is to be given the date of this deed; 1991 Davidson County Metropolitan Nashville Property taxes have been prorated and settled in cash between the parties and shall be paid by the Grantees.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This conveyance is subject to restrictions and easements of record in Book 2340, page 513; Book 2341, page 221; all matters on Plan of record in Book 2331, page 13, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **James G. Fry and wife Helen Elizabeth Fry**, their heirs and assigns, forever; and we, **Helen Trotter Capra and husband Robert G. Capra** 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 I, **Helen Midkiff Capra** do further covenant and bind myself, my 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.

Witness our hands this the 23 day of April, 1991.

Helen Midkiff Capra

Helen Midkiff Capra

Robert G. Capra

Robert G. Capra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Helen Midkiff Capra and husband Robert G. Capra,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, Tennessee, this the 23 day of April, 1991.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 132,500.00.

Helen Elizabeth Fry

AFFIANT

Subscribed and sworn to before me
this 23 day of April, 1991.

NOTARY PUBLIC
My Commission Expires:

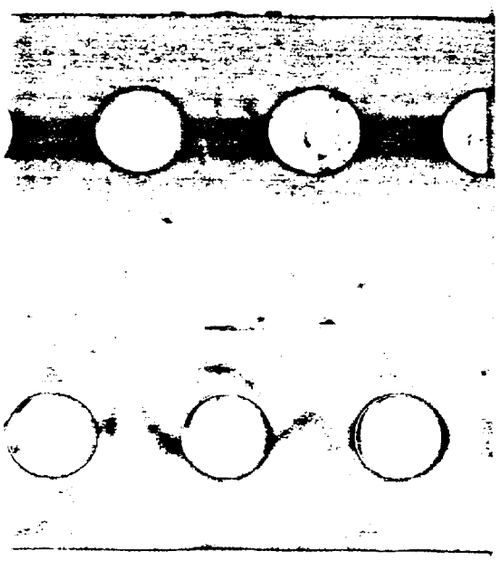
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. TREFERENCE

APR 26 12 41 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

09791



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8338 PAGE 684

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	132500.00
CON TX	437.25
PRFEE	1.00
WDEED	6.00
TOTAL	444.25
CHECK	444.25

04/26/91 01 12:38 0001 8505

09791

IDENTIF. TREFERENCE

APR 26 12 41 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 416506