FILE BOX 29

BOOK 8565 PAGE 94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 92.

_____
Notary Public Ollie Mail Parsley

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #10, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mark J. Capps (NAME)	First Bank & Trust (NAME)	MAP 149-2
672 Piccadilly Row (STREET ADDRESS OR ROUTE NUMBER)	1691 North Mt. Juliet Road (STREET ADDRESS)	GROUP B
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	PARCEL 28 00

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, Marvin Moore and wife, Janice Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark J. Capps and wife, LaDonna 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:

BEING Lot No. 67 on the Final Plan of Piccadilly Square, Phase 11, a Planned Unit Development, as of record in Book 6250, pages 92-94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING part of the same property conveyed to Marvin Moore and wife, Janice Moore by deed from Sovran Bank/Central South, filed of record in book 8312, page 508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

8 9 1 5 8

IDENTIF. REFERENCE

MAR 3 2 15 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( ) property, known as 672 Piccadilly Row, Antioch, TN 37013
is improved ( ) (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

27.00
03/03/92 03CHECK
265.63

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 this 28th day of February, 19 92

Marvin Moore

Janice Moore

STATE OF TENNESSEE
County of Davidson

BOOK 8565 PAGE 95

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Marvin Moore and wife, Janice Moore

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 19 92

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (his oath) (himself) and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM Marvin Moore and wife, Janice Moore

TO Mark J. Capps and wife, LaDonna G. Capps

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

FILE BOX 29

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

RECEIVED OF _____

FOR _____

BOOK 8565 PAGE 96

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 6.00
TOTAL 265.63
CHECK 265.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
03/03/92 01 14:15 0001 2797

89158

IDENTIF. REFERENCE CODE

MAR 3 2 15 PM 92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 507288