THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00270235
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Risa G. Capps (NAME)	Mortgage Service Am. (NAME)	MAP 132-01-0
4028 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	1650 Tysons Blvd. (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	PARCEL 40

BOOK 8995 PAGE 929

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- *Dollars,*
----------$10.00----------

Cash in hand paid by Risa G. Capps, unmarried and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Edsel F. Maggart, as Executor of the Estate of Emily M. Kingsbury, and as an individual and Edsel F. Maggart, Sr. and wife, Mark E. Maggart,
have this day bargained and sold, and do hereby transfer and convey unto the said Risa G. Capps, unmarried

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 183 on the Plan of Rolling Meadows Subdivision, of record in Book 1424, pages 98 and 99, Register's Office for said County, together with an easement for shared drive across Lot 184 as shown on the plat of Rolling Meadows of record in Book 1424, pages 98 and 99, and as shown on attached mortgage loan inspection by Crawford Land Surveying. Said Lot 184 conveyed to Edsel F. Maggart, Sr., and wife, Mark E. Maggart by deed from Margaret O'Callahan Cockran, of record in Book 4749, Page 710, said Register's Office.

Said Lot No. 183 fronts 105 feet on the easterly side of Lealand Lane and runs back between lines measuring 292.1 feet on the north line and 282.4 feet on the south line to the rear line which measures 95 feet thereon.

Being the same property conveyed to Samuel A. Kingsbury and wife, Emily M. Kingsbury, by deed from Margaret F. Curley, individually, as co-trustee for Vivian F. Ragan under the Will of William H. Frazier, and as executrix of the estate of William H. Frazier, and James H. Frazier, individually and as co-trustee for Vivian F. Ragan under the Will of William H. Frazier, of record in Book 5518, page 215, and re-recorded in Book 5533, page 30, Register's Office of Davidson County.

Continued on Exhibit A on back

116,200.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this the 25th *day of* June *19* 93

My commission expires: 1-17-1994 *(Affix Seal)*

Affiant Risa G. Capps

Notary Public Linda T. Jones

unimproved ( )
This is improved (X) property, known as 4028 Lealand Lane, Nashville, TN 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 25th *day of* June *19* 93 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Edsel F. Maggart
Edsel F. Maggart, Executor of
Estate of Emily M. Kingsbury
and Individually

Edsel F. Maggart
Edsel F. Maggart, Sr.
Mark E. Maggart
Mark E. Maggart

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Edsel F. Maggart, as Executor of the Estate of Emily M. M. Kingsbury and individually and Edsel F. Maggart, Sr., and wife, Mark E. Maggart

the within named 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* 29 *day of* June, *19* 93

Commission expires 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

EXHIBIT "A"

Tennessee. The said Samuel A. Kingsbury predeceased Emily M. Kingsbury, who devised the herein-described property to Edsel F. Maggart, by Will of record in Will Book 183, page 120, Probate Office for Davidson County, Tennessee.

352 IDENTIF. & REFERENCE

93 JUN 28 PM 3:19

PAT WILSON REGISTER
DAVIDSON COUNTY, TN.

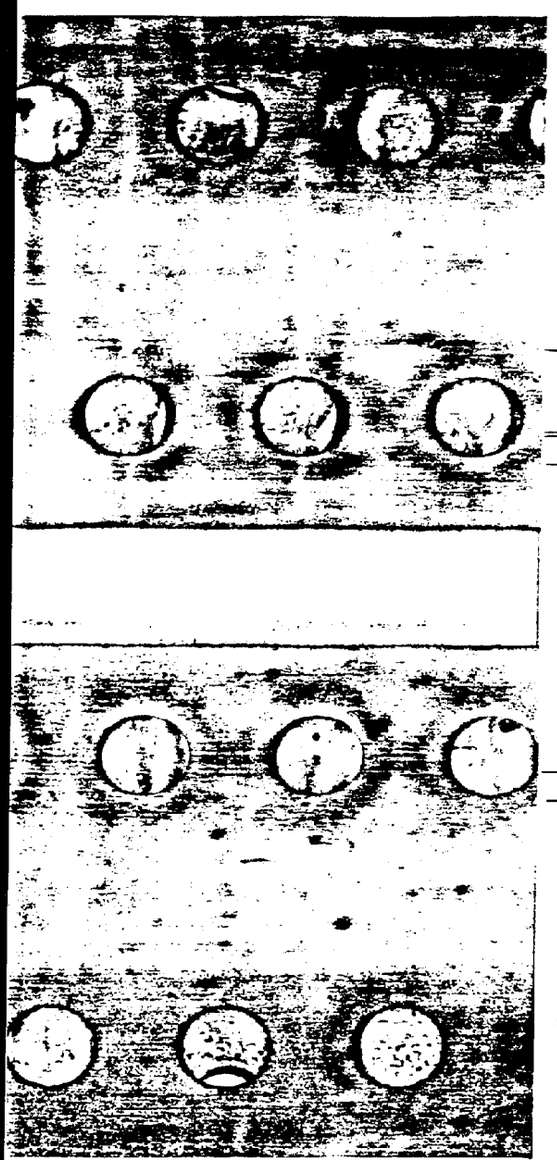
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4831
NASHVILLE, TENNESSEE 37238

93 6 28 0101 03CHECK 441.53

WARRANTY DEED

FROM

TO



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

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 931

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
				116900.00
				CON TX 432.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 441.53
				CHECK 441.53
			06/28/93 01	15:19 0001 2945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35246
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668148