*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*
*This instrument prepared from information furnished by parties*

~~*File Box 24*~~

ADDRESS NEW OWNER:
Johnny L. Capps and Robin L. Capps
3805 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
*To Owner*

MORTGAGEE:

MAP AND PARCEL:
MAP 92-13
PARCEL 246

## 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, I, Brenda Lynn Rice now McKee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Johnny L. Capps and wife, Robin L. Capps, as tenants by the entirety, 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 a part of Lot No. 5, block 30, on the Plan of Charlotte Park, Second Addition, extended, of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.
>
> SAID part of Lot No. 5 fronts 50 feet on the southerly side of Nevada, formerly Third Avenue, 100 feet westerly from the margin of 38th Avenue, North, formerly "A" Street; thence with the southerly margin of said Nevada Avenue, westerly 50 feet; thence southerly parallel with said 38th Avenue North, 150 feet to the northerly margin of an alley; thence with said alley, easterly 50 feet; thence northerly 150 feet to the beginning.
>
> Being the same property conveyed to Brenda Lynn Rice, by Quitclaim Deed from Mary H. Dill of record in Book 7405, Page 405, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Book 421, Page 10, and restrictive covenants of record in said Register's Office.

M. Daniel McKee joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 3805 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny L. Capps and wife, Robin L. Capps, their heirs and assigns, forever; and we, Brenda Lynn Rice McKee and husband, M. Daniel McKee 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of July, 1993.

Brenda Lynn Rice McKee
Brenda Lynn Rice McKee

M. Daniel McKee
M. Daniel McKee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda Lynn Rice McKee and M. Daniel McKee 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 Nashville, Tennessee, this the 14th day of July, 1993.

John M. Baker
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

X Robin L. Capps
AFFIANT

Subscribed and sworn to before me this 14th day of July, 1993.

John M. Baker
NOTARY PUBLIC
My Commission Expires:
3-25-95

4217 07/15 0101 03CHECK 101.50

41340
IDENTIF. ^ REFERENCE

93 JUL 15 PM 12:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 9015 PAGE 407

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

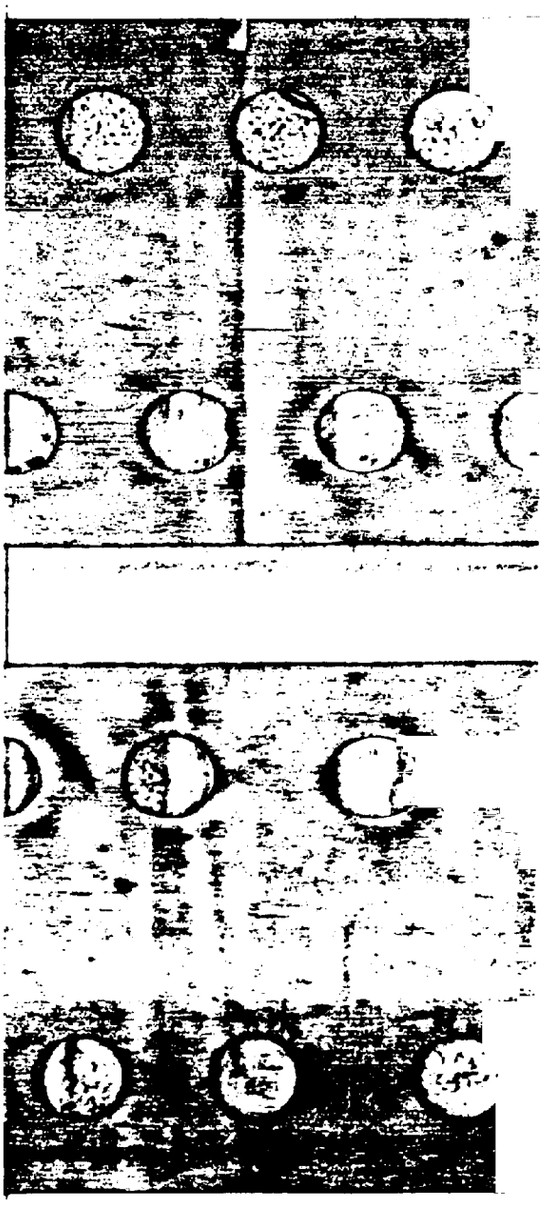
CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

07/15/93 01 12:52 0001 4217

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

93 JUL 15 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

41340
IDENTIF. & REFERENCE.



**No.** 674626