BOOK 9687 PG 490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 1/1/96
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARKIN BATEY (NAME)	BOATMEN'S NATIONAL MORTGAGE (NAME)	MAP 70-05
2406 LLOYD AVENUE (ADDRESS)	4041 KNIGHT ARNOLD ROAD (ADDRESS)	PARCELS
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38118 (CITY) (STATE) (ZIP)	20 AND 22

FOR AND 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, LARRY S. CAPPS AND WIFE, ELSIE M. CAPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARKIN BATEY, UNMARRIED

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:

Situated in Davidson County, Tennessee, being described as follows:
TRACT ONE: Being the northerly one-half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, page 39, Register's Office for said County, described as follows:
Said part of said lot fronts 130 feet on the easterly side of Lloyd Avenue and runs back from the center of said Avenue 415 feet on the northerly side and 472.50 feet, more or less, on the southerly line to the rear line of said lot measuring 135 feet on said rear line.

TRACT TWO: Being the easterly part of the southerly one-half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, page 39, Register's Office for said County, described as follows:
Beginning at a point in the southerly line of said Lot No. 14, 200 feet easterly from the center line of Lloyd Avenue; thence northerly and parallel with the center line of said Lloyd Avenue to the southerly line of the property conveyed to Malcolm D. Campbell by O. L. Simpkins, being deed of record in Book 1635, page 177, said Register's Office; thence easterly and with said Malcolm D. Campbell's line to the easterly line of said Lot No. 14; thence southerly and with the easterly line 125 feet to the southeast corner of said Lot No. 14; thence westerly and with the dividing line with said Lot No. 14 and Lot 12 & 13 in said subdivision to the beginning point.

In addition to the above described property an easement for ingress and egress to the premises is hereby conveyed. Said easement is described as follows:

Beginning at a point in the center of Lloyd Avenue, being the southwest corner of the tract of land conveyed to Malcolm D. Campbell by deed from O. L.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2406 LLOYD AVENUE, NASHVILLE, TN 37218
(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 5th day of May 19 95

Larry S. Capps
LARRY S. CAPPS

Elsie M. Capps
ELSIE M. CAPPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9667 PG 491

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY S. CAPPS AND WIFE, ELSIE M. CAPPS

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 GOODLETTSVILLE, Tennessee, this 5th day of May

Commission expires 11/20/96

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Simpkins, et ux, of record in Book 1635, page 77, said Register's Office; thence running easterly and with said Campbell's southerly line to the northwest corner of the tract herein conveyed; thence southerly and with the westerly line of the tract herein conveyed 12 feet to a point; thence westerly and parallel with said Campbell's southerly line to the center of Lloyd Avenue; thence northerly and with the center of said Lloyd Avenue 12 feet, more or less, to the beginning point.

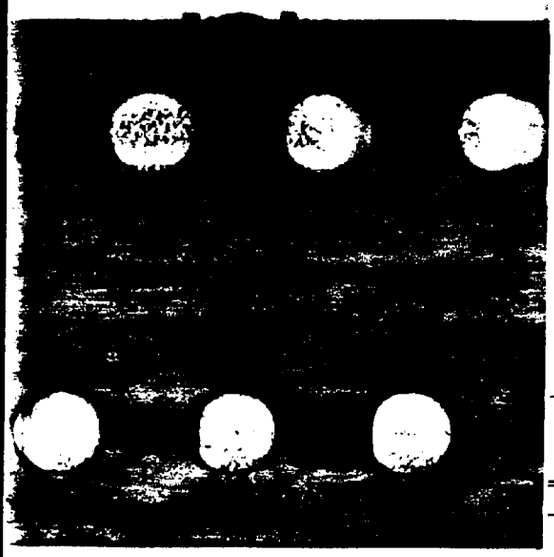
Being the same property conveyed to LARRY S. CAPPS AND WIFE, ELSIE M. CAPPS, by Deed of record in Book 8586, page 126, Register's Office for Davidson County, Tennessee.

59005

IDENTIF. & REFERENCE

95 MAY -9 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9042 05/09 0101 03CHECK 169.95



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

RECEIVED OF _____

FOR _____

BOOK 9667 PG 492

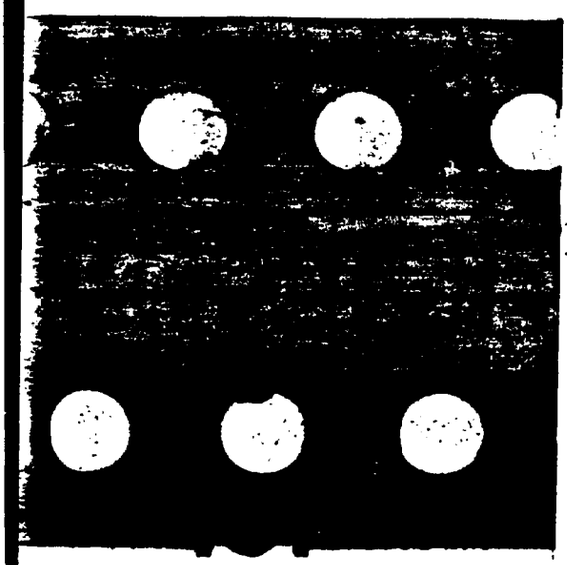
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 8.00
TOTAL 169.95
CHECK 169.95

05/09/95 01 10:22 0001 9042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



59005
IDENTIF. ↑ REFERENCE

95 MAY -9 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908444