THIS INSTRUMENT WAS PREPARED BY: BONNIE S. BAGGOTT (#14741)
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

BOOK 9707 PG 652

ADDRESS NEW OWNER(S) AS FOLLOWS: BARRY N. CAPPS, 4369 Stenberg Road Whites Creek, Tennessee 37189

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: Barry N. Capps
4359 Stenberg Road
Whites Creek, TN 37189

MAP & PARCEL NO: Map 39, parcel 45.00 T.A.O.D.C.T.

For and in consideration of the sum of Seventy Thousand no/100 Dollars ($70,000.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged We, **ALBERT N. CAPPS**, and wife, **THELMA CAPPS**, hereinafter referred to as the Grantors, reserving in ourselves an estate for and during our natural lives, have bargained and sold, and by these presents do hereby transfer and convey unto **BARRY N. CAPPS**, his heirs and assigns, hereinafter referred to as Grantee, a fee simple remainder interest at our death in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Tommy E, Walker, Surveyor, March 24, 1995, as follows:

BEGINNING at a spike set in the center of Stenberg Road at a corner common to lands now or formerly owned by Barry Capps, etux, and the most northerly corner of the lands herein described; said spike being located North 49°53'51", West 55.90 feet from an iron pin set in the dividing property line;

Thence from the beginning along said Capp's line and being marked by iron pins as follows:

South 49°53'51" East 690.59 feet,
North 66°06'46" East 282.15 feet, and
North 44°51'16" East 293.85 feet to an

iron pin set at a corner of lands now or formerly owned by Martha Jo Albers;

Thence along said Albers' line South 77°07'45" East

127.87 feet to an iron pin set in a line of lands now or formerly owned by John Bostelman etux;

Thence along said Bostelman's line as follows:

South 02°03'24" West 313.07 feet to an 8-inch dead persimmon tree, and

South 07°05'01" East 295.72 feet to a 30-inch poplar tree at a corner of lands now or formerly owned by Oliver Waller, etux;

Thence along said Waller's line as follows:
South 39°00'16" West 656.17 feet to an iron pin set at a rotted stump, and
North 38°18'34" West 43.61 feet to an iron pin set at a corner of lands now or formerly owned by Richard G. Carney, etux;
Thence along said Carney's line as follows:
North 38°44'47" West 1,231.30 feet to an iron pin set in the center of an (unknown) creek, and
North 44°35'42" West 90.06 feet to a spike set in the center of said Stenberg Road;
Thence along the center of said road as it meanders northeasterly 134.81 feet to a spike and northeasterly 111.85 feet to the point of beginning, containing 16.861 acres, more or less.

BEING part of the same property conveyed to Albert N. Capps and wife, Thelma Capps in four separate deeds as follows: from S.N. Capps and wife, S.A. Capps, by deed dated June 8, 1949, recorded in Deed Book 1725, page 529; from G.B. Carney and wife, Marguerite Carney, by deed dated July 20, 1955, recorded in Deed Book, 2640, page 437; from S.N. Capps and wife, S.A. Capps, by deed dated June 8, 1960, recorded in Deed Book 3074, page 495; from S.N. Capps, by deed dated September 5, 1968, recorded in Deed Book 4276, page 627, all of which are recorded in the Register's Office, Davidson County, Tennessee;

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **BARRY N. CAPPS**, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 17 day of June, 1995.

Albert N Capps
ALBERT N. CAPPS

Thelma Capps
THELMA CAPPS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9707 PG 654

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ALBERT N. CAPPS** and **THELMA CAPPS** 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 office at Joelton, Davidson County, Tennessee, on this the 17th day of June, 1995.

Howard M Shipwith
NOTARY PUBLIC

My commission expires:
May 25, 1996

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 70,000.00.

Albert N. Capps
ALBERT N. CAPPS

Thelma Capps
THELMA CAPPS

95 JUN 20 PM 3:51
FELIX REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

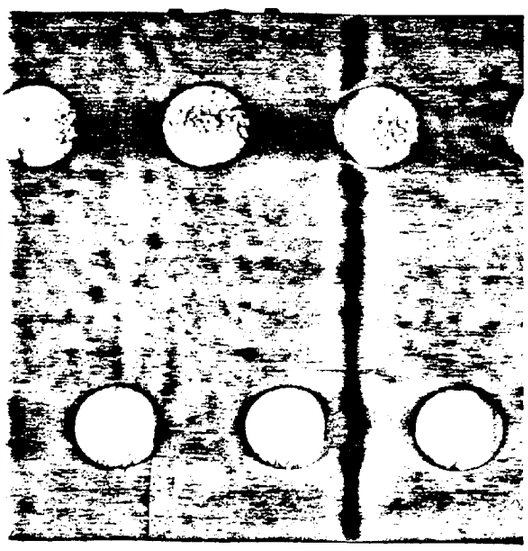
0071870
IDENTIF. ↑ REFERENCE

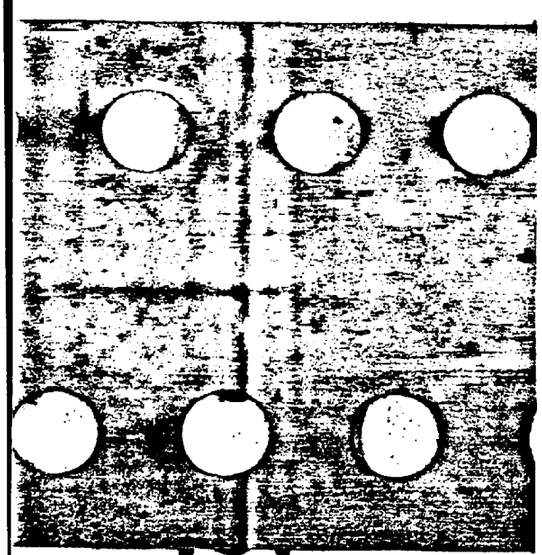
Subscribed and sworn to before me
this 17 day of June, 1995.

Howard M Shipwith
Notary Public
My commission expires: May 25, 1996

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

3234 06/20 0101 03CHECK 272.00





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

RECEIVED OF _____

FOR _____

BOOK 9707 PG 655

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	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	272.00
			CHECK	272.00
06/20/95	01		15:52 0001	3234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071870
NTIF. # REFERENCE

95 JUN 20 PM 3:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 922452