0142810

IDENTIFICATION EVIDENCE

PICK-UP

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 32 LINCOLN SQUARE
2555 WEST NORTHWEST BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Cecil Leo Davis
302 Dorr Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO: Same

BOOK 9923 PG 682

WARRANTY DEED

(Map/Parcel No. 18-12/034.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Cheryl Ann Capshaw, now known as Cheryl Ann Hendrix, and husband, Craig Hendrix, and Norman Clark Capshaw, an unmarried person**, have bargained and sold and do hereby transfer and convey unto **Cecil Leo Davis and wife, Patti Ann Davis**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Mansker Heights of record in Book 2900, page 10, Register's Office for said County.

SAID Lot No. 29 fronts 108 feet on the northerly side of Door Drive and extends back 334.3 feet on the easterly line and 207.3 feet on the westerly line to dead line in the rear on which it measures 211.7 feet.

BEING the same property conveyed to Cheryl Ann Capshaw and Norman Clark Capshaw by quitclaim deed from Norma A. Capshaw, of record in Book 9152, page 94, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

The undersigned, **Craig Hendrix,** spouse of **Cheryl Ann Capshaw, n/k/a Cheryl Ann Hendrix**, joins herein solely for the purpose of consenting to this conveyance and releasing and conveying to the Grantees, any and all rights, title, and interest he may have in the property, whether arising by virtue of marriage or otherwise

This instrument is executed in behalf of **Norman Clark Capshaw**, Grantor, by Norma Capshaw, as his Attorney-in-Fact pursuant to a Durable Power of Attorney dated May 27, 1992 and of record in Book 8635, page 619, Register's Office for Davidson County, Tennessee. The affidavit of said attorney-in-fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 302 Dorr Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 19th day of January, 1996.

CHERYL ANN CAPSHAW

NORMAN CLARK CAPSHAW

N K A CHERYL ANN HENDRIX

by: NORMA CAPSHAW, Atty-in-fact

CRAIG HENDRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the grantors, **Cheryl Ann Capshaw, now known as Cheryl Ann Hendrix, and husband, Craig Hendrix** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) **, and Norma Capshaw,** who acknowledged herself to be Attorney-in-Fact for **Norman Clark Capshaw, an unmarried person**, by Durable Power of Attorney instrument dated May 27, 1992 and of record in Book 8635, page 619, Register's Office for Davidson County, Tennessee, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 19th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$97,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

EXHIBIT "A"

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

NORMA CAPSHAW, Affiant

Sworn and subscribed before me this 19th day of January, 1996.

Notary Public

My Commission Expires: September 15, 1998

CLAIRE S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

STATE OF TENNESSEE, RUTHERFORD COUNTY
RECEIVED FOR RECORD
01/24/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9923 PG 685

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

DMT 97000.00
SIN TX 353.90
PRFEE 1.00
WDEED 12.00
TOTAL 371.90
CHECK 371.90

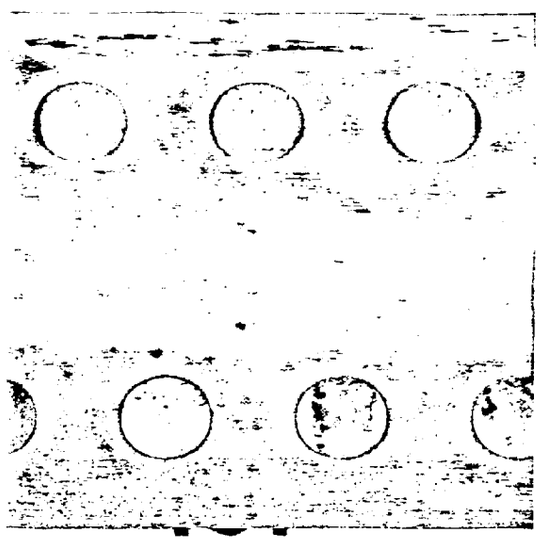
[illegible] 01 10:33 JOCI 7991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142810 IDENTIFICATION REFERENCE

25 JAN 93 [illegible]

[illegible] BANK



No. 998167

