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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

John R Capshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 98

Bertie Jo White
Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

BERTIE JO WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Capshaw (NAME)	Pacific American Mortgage,A Unit (NAME)	MAP 42-8
1605 Liberty Hill Drive (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 140
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (CITY) (STATE) (ZIP)	

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, Jeannette Marie Thompson Capshaw, a married person , AND HUSBAND, JOHN R. CAPSHAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Capshaw, a married person

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:

Land in Davidson County, Tennessee, being Lot Number 22 on the Plan of Heritage View Subdivision, Section Two, of record in Plat Book 7900 at page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

~~BEING the same property conveyed to the Grantors by deed which is being placed of record simultaneously herewith in the Register's Office for Davidson County, Tennessee.~~

~~Jeannette M. Capshaw, spouse of John R. Capshaw, joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property, but she is in no way obligated for repayment of the indebtedness secured by this Deed of Trust.~~

Being the same property conveyed to Jeannette Marie Thompson, Unmarried, by deed from Griffin Contractors, Inc., of record in Book 8180, page 728, Register's Office for Davidson County, Tennessee.

Jeannette Marie Thompson having since married now known as Jeannette Marie Thompson Capshaw.

John R. Capshaw, spouse of Jeannette Marie Thompson Capshaw, joins in this conveyance for the express purpose of relinquishing all marital rights he has in subject property now or in the future.

unimproved ( )
This is improved (X) property, known as 1605 Liberty Hill Drive, Madison, TN 37115
(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 my hand this 8th day of May 19 98

Jeannette Marie Thompson Capshaw

John R Capshaw
John R. Capshaw

First Data Systems, Inc.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannette Marie Thompson Capshaw and husband, John R. Capshaw

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 8th day of May 1998

Commission expires 11-27-99

Notary Public

BERTIE JO WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

04374 81
IDENTIFICATION REFERENCE

98 MAY 13 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6838 05/13 0101 03CHECK 349.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

05/13/98 01 13:12 0001 6838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0437481
IDENTIF. # REFERENCE

98 MAY 13 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292854

5-13-98

VOID

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VOID

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