BOOK 11063 PAGE 756 Box 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Priscilla D. Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 1998.

Shelly A. Gardner
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 26, 2002

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priscilla D. Owens	North American Mortgage Company	83-4-229
(NAME)	(NAME)	
2412 Carter Avenue	4301 Hillsboro Road, Suite 328	15DA39150
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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, Chevelle A. Carter, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Priscilla D. Owensunmarried, 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 No. 27 on the Plan of Rose Bank Park Subdivision, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Chevelle A. Carter, unmarried by deed from B.B. Doubleday and wife, Josephine Doubleday of record in Book 9487, Page 391; re-recorded in Book 9498, Page 100 Register's Office for Davidson County, Tennessee.

Chevelle A. Carter having since married and know known as Chevelle A. Carter-Capers.

Mark. A. Capers, husband of the said Chevelle A. Carter-Capers, joins in this conveyance for the purpose of conveying any an all right and title he may now, or at any time in the future, have in subject property, especially his marital rights.

This conveyance is subject to any and all restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2412 Carter Avenue, Nashville, TN 37206
(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/our hand(s) this 11th day of August, 1998.

Mark A. Capers

Chevelle A. Carter-Capers

98 AUG 12 PM 3:55

0474308

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 Mark A. Capers and wife, Chevelle A. Carter-Capers, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 1998.

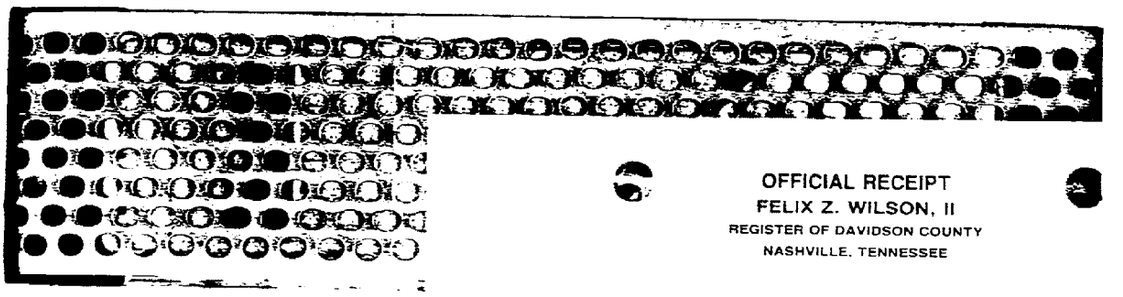
Commission expires: May 26, 2002

Shelly A. Gardner Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

5269 08/12 0101 03CHECK 264.45



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

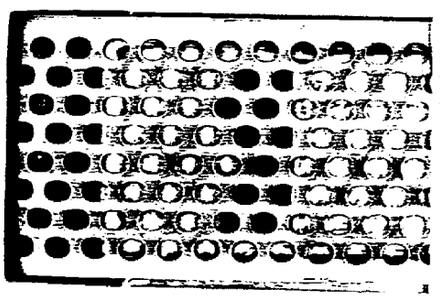
RECEIVED OF _____

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
			DAMT	68500.00
			CON TX	253.45
			PRFEE	1.00
			WDEED	8.00
			OFEE	2.00
			TOTAL	264.45
			CHECK	264.45
		08/12/98	01	15:56 0001 6269



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047308

98 AUG 12 PM 3:55

No. 1331817