This Instrument Prepared by:

**GLENN S. MACBETH**
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Freddy Wayne Capps
546 Croley Drive
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

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0477438

IDENTIF. + REFERENCE

PICK-UP

# WARRANTY DEED

(Map Number 96-16-0; Parcel Number 120.00)

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, I, the undersigned, **EVA JEAN WILLIAMS**, an unmarried person, have bargained and sold and do hereby transfer and convey unto **FREDDY WAYNE CAPPS** and wife, **ALMA RUTH CAPPS**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 21 of Block "B" on the Map of Croleywood Subdivision, Section II, of record in Plat Book 1130, page 100, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Eva Jean Williams, an unmarried person, by deed from Overhall, Inc. of record in Book 9300, page 955, Register's Office for Davidson County, Tennessee.

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

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: 549 Croley Drive, Nashville, TN 37209

**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.

**GRANTOR COVENANTS** with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

**GRANTOR FURTHER COVENANTS** and binds Grantor, her heirs and representatives, 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 MY HAND AND SIGNATURE** on this the 18th day of August, 1998.

Eva Jean Williams
**EVA JEAN WILLIAMS**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eva Jean Williams, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 18th day of August, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 **$53,607.10**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

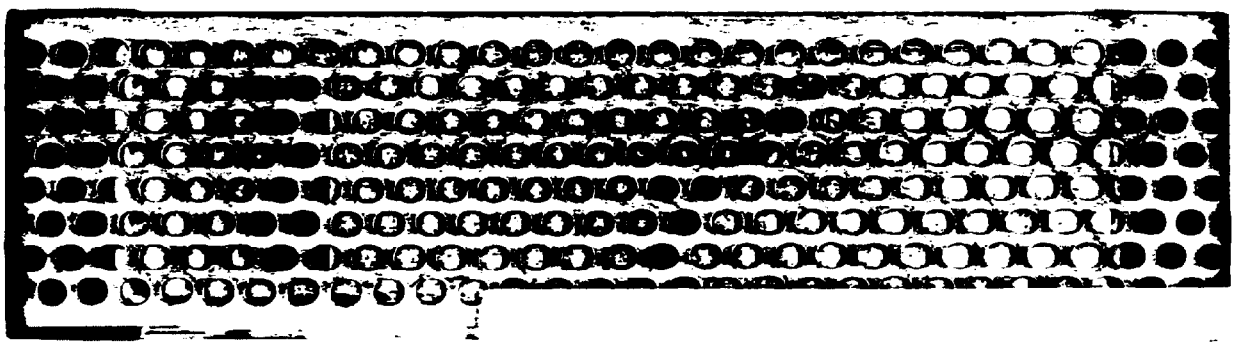
Affiant

Subscribed and sworn to before me this 18th day of August, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

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**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

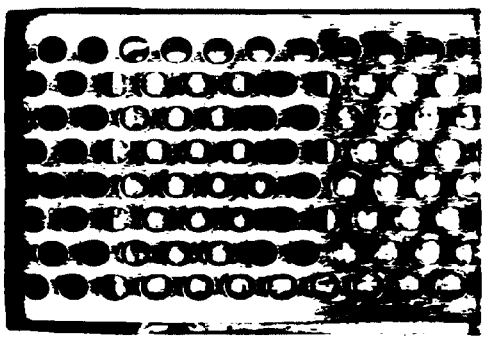
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FOR _____

BOOK 11074 PAGE 867

| | | |
|---|---|---|
| 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 |
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TOTAL [illegible]
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**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

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IDENTIF. ← REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

**No.** 1335148