22

BOOK 11078 PAGE 278

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Kathy J. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF August 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KATHY J. CAPPS (NAME) | SAXON MORTGAGE, INC. (NAME) | 104-14-113 |
| 2811 WEST LINDEN AVENUE (ADDRESS) | 4880 COX ROAD (ADDRESS) | 24W-10585 |
| NASHVILLE, TN 37212 (CITY) (STATE) (ZIP) | GLEN ALLEN, VA 23060 (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, WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY J. CAPPS, AN UNMARRIED WOMAN

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 the westerly 1/2 of the easterly 1/2 of the northerly 1/2 of Lot No. 31 on the Plan of BELAIR, and the easterly 4 feet of the easterly 1/2 of the westerly 1/2 of the northerly 1/2 of Lot No. 31, on the Plan of BELAIR, as of record in Book 332, page 6, Register's Office for said county.

Said parts of said lot front together 54 feet on the southerly margin of West Linden Avenue, and extend back between parallel lines, 167 feet, more or less, to a dead line in the rear.

BEING the same property conveyed to WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION, by deed from Margie Pritchett Anderson, Married, of record in Book 11041, page 627, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated August 12, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

98 AUG 24 AM 11:35
DAVIDSON COUNTY, TN.

0478626

IDENTIF. REFERENCE

unimproved ( )
This is improved ( X ) property, known as 2811 WEST LINDEN AVENUE, NASHVILLE, TN 37212
(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 18th day of August 19 98

WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION

BY

HAL E. WILSON, JR., SECRETARY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared HAL E. WILSON, JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the SECRETARY and _____ respectively of the WILSON ENTERPRISES, INC. the within named bargainor, and corporation, and that he as such SECRETARY 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 HAL E. WILSON, JR. as such SECRETARY, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 18th day of August 1998.

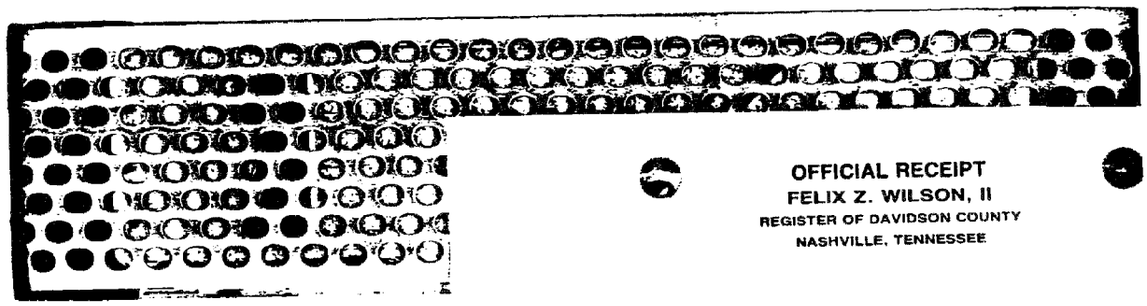
My commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** CONTINUATION

Nashville, TN 37203

0910 08/24 0101 03CHECK 528.63



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

RECEIVED OF _____

FOR _____

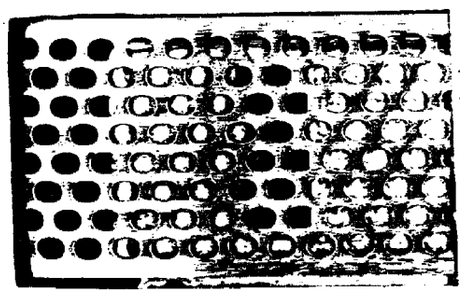
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 528.63
CHECK 528.63

08/24/98 01 11:36 0001 0910



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0478626
IDENTIF. # REFERENCE

98 AUG 24 AM 11:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1336401