#16192

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Drive, #110
Nashville, Tennessee 37215

BOOK 11314 PAGE 556

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTON C. AKERS (NAME)	WALTON C. AKERS (NAME)	MAP 117-2
2312 Springdale Drive (STREET ADDRESS OR ROUTE NUMBER)	921 Cantrell Avenue (STREET ADDRESS)	PARCEL 144
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 7DA22585

FOR AND IN 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, ESTELLE PIERCE CAPLINGER, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF WINFRED RAY CAPLINGER AKA WINFRED R. CAPLINGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTON C. AKERS, MARRIED AND SCOTT CHAMBERS, UNMARRIED, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 Block 3, and that portion of Alley No. 1706 abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description, and by Metropolitan County Council Ordinance No. 095-78 in the County Clerk's office for said County.

Being the same property conveyed to Winfred R. Caplinger by deed from Robert N. Joyner and wife, Dorothy Marie Primm Joyner of record in Book 5476, page 300, said Register's Office. The said Winfred R. Caplinger has since died.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4058, page 571; and (3) All matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

054 1783
IDENTIF. ↑ REFERENCE

99 JAN 28 AM 10:17
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 2312 Springdale Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of January, 19 99

Estelle Pierce Caplinger by Ava Abbott
ESTELLE PIERCE CAPLINGER, DEVISEE
BY AVA ABBOTT AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, AVA ABBOTT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said ESTELLE PIERCE CAPLINGER and is authorized by the said ESTELLE PIERCE CAPLINGER to execute this instrument on her behalf.

Witness my hand, at Office, this 22nd day of January, 1999.

Notary Public

My commission expires: 9/23/00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,900.00

Walton C. Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 99.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ESTELLE PIERCE CAPLINGER,

DEVISEE

TO

WALTON C. AKERS, MARRIED

AND SCOTT CHAMBERS, UNMARRIED

TENANTS IN COMMON

01/28/1999 01:01 PM
0146 MEMPHIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11314 PAGE 558

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
199900.00

CON TX 739.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 750.63
CHECK 750.63

01/28/98 01 11:19 0001 0146

0541783

IDENTIF. & REFERENCE

99 JAN 28 AM 10:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417517