B450-B 36

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11411 PG. 435

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thaddeus A. Keim	NationsBanc Mortgage Corporation	117-4-219
(NAME)	(NAME)	
1812 Cedar Lane	P.O. Box 35140	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Louisville, KY 40232	
(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, Elizabeth Anne Cyprus and husband, Glenn C. Capps, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thaddeus A. Keim, an unmarried 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 part of Lot No. 1 on the map of A. B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING at a point in the north margin of Cedar Lane, 269 feet East of the easterly margin of Battery Place, at an iron pin; thence, northerly parallel to the easterly margin of Battery Place, 165 feet to the margin of a 5 foot strip reserved for pipeway; thence, with the margin of the same, southeasterly parallel to Cedar Lane 85 feet to a point in the westerly margin of Hawthron Place; thence, with the westerly margin of said place, southwardly 165 feet to the northerly margin of Cedar Lane; thence, with said Lane, westwardly 80.1 feet to the beginning.

Elizabeth Anne Cyprus is now Elizabeth Anne Cyprus Capps.

Glenn C. Capps, Jr., spouse of Elizabeth Anne Cyprus Capps joins in this conveyance to relinquish any and all marital interest in the property.

BEING the same property conveyed to Elizabeth Anne Cyprus, unmarried, by deed from Daniel K. Bevis and wife, Charlotte Fleming, of record in Book 10033, page 978, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1812 Cedar Lane, Nashville, Tennessee 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~~ our hand s this 31st day of March, 19 99

Elizabeth Anne Cyprus Capps

Glenn C. Capps, Jr.

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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 Elizabeth Anne Cyprus and husband, Glenn C. Capps, Jr.

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 Nashville, Tennessee, this 31st day of March, 19 99.

Commission expires 5-5-99

Notary Public

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

99 APR -1 PM 12:59

0568572

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0568572

99 APR -1 PM 12:59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445531