WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

L. Leonard Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Bertie B. Whitaker My Commission Expires October 25, 2003 STATE OF TENNESSEE

G-7640-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Smith (NAME)	Bank of America, N.A. (NAME)	MAP 61-2
4415 Gra-Mar Drive (ADDRESS)	414 Union Street (ADDRESS)	PARCEL 100
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37289 (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, William W. Capps and Martha D. Capps, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Smith, Unmarried

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. 8 on the Plan of Gra-Mar Acres, Section 4, of record in Book 2330, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 8 fronts 138 feet on the westerly side of Gra-Mar Drive and extends back 340.7 feet on the northerly line and 412 feet on the southerly line to a dead line, measuring 110 feet thereon.

Being the same property conveyed to William W. Capps and wife, Martha D. Capps by deed from Mildred O. Buchanan, widow of record in Book 8961, Page 76, and re-recorded in Book 8966, Page 931, Register's Office for Davidson County, Tennessee. The said parties having since divorced on November 21, 2001 in the Second Circuit Court for Davidson County, Tennessee, Case No. 01D-1342, styled Martha Dean Capps Vs. William Wayne Capps.

William W. Capps being one and the same person as William Wayne Capps and Martha D. Capps being one and the same person as Martha Dean Capps.

Davidson County DEEDWARR
Recvd: 01/24/02 12:48 2pgs
Fees:13.00 Taxes:436.60

20020124-0009992

unimproved ( )
This is improved (X) property, known as 4415 Gra-Mar Drive, Nashville, TN 37216
(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 our hand S this 22nd day of January, 2002

X William W Capps
William W. Capps

Martha D. Capps

DCTN01WC

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 William W. Capps and Martha D. Capps, both unmarried

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 Goodlettsville, Tennessee, this 22nd day of January, 2002.

Commission expires _____

Notary Public

NOTARY PUBLIC
Bobbie Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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 _____, _____.

My commission expires _____

Notary Public