Davidson County DEEDWARR
Recvd: 08/28/08 14:04 2 pgs
Fees:13.00 Taxes:1.85
20080828-0088599

prepared by:

Richard H.Cape
635 Elaine Dr.
Nashville,Tn.37211

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: August 28,2008

Reference Number of Related Documents: Book10019 Pg759

Grantor(s):
Name Richard H. Cape
Street Address 635 Elaine Dr.
City/State/Zip Nashville,Tn.37211

Grantee(s): Send tax bill to:
Name David Sprouse and Jocelyn Sprouse - New Owner
Street Address 3525 Huntland Dr.
City/State/Zip Whites Creek,Tn.37189

Abbreviated Legal Description (i.e., lot, block, plat, *or* section, township, range, quarter/quarter *or* unit, building and condo name): RES. PAR.A HICKORY HOLLOW (lot) 1.05 Acres

Assessor's Property Tax Parcel/Account Number(s) Map and Parcel Number 039-00-0 194.00
Field Book Number 14D 12680

For good consideration ($500.00), Richard H. Cape of 635 Elaine Dr., County of Davidson, State of Tennessee, hereby bargain, deed and convey to David and Jocelyn Sprouse,married of 3525 Huntland Dr. County of Davidson State of Tennessee, the following described land in Davidson County, free and clear with WARRANTY COVENANTS; to wit:
1.05 Acre lot RES. PAR. A HICKORY HOLLOW
Map/Par 03900019400 (6855 Old Hickory Bv)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August 2008
Deputy Register

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Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 6855 Old Hickory Bv (lot), dated August 28, 2008. Bk 10019 Pg 759

WITNESS the hands and seal of said Grantor this 28th day of August, 2008.

Richard H. Cape
Grantor

N/A
Grantor

State of Tennessee)

County of Davidson)

On August 28th, before me, Foram Desai, personally appeared Richard H. Cape, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Foram Desai

Affiant _____ Known _____ Unknown
ID Produced TNDL 038313811

(Seal)

FORAM DESAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXPIRES - NOV. 7, 2011

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