FROM
John M and Pauline C. Capps

TO
Pauline C. Capps

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QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGE : AND SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAULINE C. CAPPS (Name)	Pauline C Capps (NAME)	54-13
400 MONTEGO Cove (STREET ADDRESS OR ROUTE NUMBER)	400 Montego Cove (STREET ADDRESS)	14
HERMITAGE TN 37076 (CITY) (STATE) (Zip)	Hermitage TN 37076 (CITY) (STATE) (Zip)	LW-5435CD

Mail

THIS INSTRUMENT WAS PREPARED BY

John M Capps

Prepared from information furnished by the parties.

STATE OF TN)
County OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100.00 Pauline C Capps (Grantee)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Aug 1998.

Notary Public

MY COMMISSION EXPIRES: June 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

I/WE do hereby quitclaim to PAULINE C CAPPS their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT.

A Tract of land in the Fourth Civil District of Davidson County, Tennessee and described as follows:

Beginning at an iron pin in the north right-of-way of Lakeshore Drive, same being S 70 degrees 02' W 180.38' from an existing concrete monument, thence with the right-of-way of Lakeshore Drive S 70 degrees 02' W 31.47', thence along a curve to the right with a radius of 42.5' for a distance of 47.82' to a point in the right-of-way of Old Hickory Boulevard, thence N 45 degrees 30' W 154.07' to an irong pin, thence leaving the right-of-way N 44 degrees 28' E 204.33' to an iron pin, thence S 9 degrees 08' E 255.93' to the point of beginning, containing 0.59 acres, more or less.

BEING the same property conveyed to Thomas Frank Barnes and wife Mary B. Barnes by deed of record in Deed Book 965, Page 401, said Register's Office. The said parties being both now deceased. Thomas Frank Barnes, Jr. and Terry O. Barnes being the only surviving heirs, also see Will of record in Will Book 123, Page 202, Probate Clerks Office for said County.

THIS property subject to Restrictive Covenants of record in Book 965, Page 401, Resgister's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Darline Inez Montgomery Deed of records in book8294 page 221 in said register's office.

Being the same property being conveyed to John M. Capps and Pauline CCapps. by deed of records in deed book 10060 page 540 said register's office.

This is unimproved ( ) improved (X) property known as 3252 LakeShore Dr and or 3816 Old Hickory Blvd Old Hickory TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Zip)

Witness 26th this hand and seal on this 28th day of August, 1998

John M Capps

Pauline C Capps

Comm. Expires 7-28-2001

STATE OF TN
Sumner County

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Personally appeared before me, Andrea Gray, a Notary Public in and for said County and State, the within named, X Pauline C. Capps & John M. Capps

the bargainor ____, with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____ executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at ____, this 24th day of Aug 1998.

My commission expires: June 21, 2000 Andrea G. Gray
Notary Public

STATE OF TN
~~Davidson~~ Sumner County
Sumner Co.

Before me, ____ a Notary Public in and for the State and County aforesaid, personally appeared ____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the ____ of the ____ a corporation, and that he as such ____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ____.

Witness my hand and official seal at ____, ____, this ____ day of ____, 19__

Commission Expires: ____ ____ Notary Public

FROM John M. and Pauline C. Capps

TO Pauline C. Capps

0480806

IDENTIFICATION REFERENCE

98 AUG 28 AM 10:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3251 08/28 0101 01CASH 10.00