This Instrument Prepared By:
John T. Gwin, Attorney at Law Mail
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 11108 PAGE 40

ADDRESS NEW OWNER:
James E. McInturf, et ux
2001 Old Hickory Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pauline C. Capps and husband, John M. Capps
400 Montego Cove
Hermitage, TN 37076

MAP 54
GROUP 13
PARCEL 14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pauline C. Capps, married** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **James E. McInturf and wife, Melissa D. McInturf**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A tract or 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 minutes W 180.38 feet from an existing concrete monument, thence along a curve to the right with a radius of 42.5 feet for a distance of 47.82 feet to a point in the right-of-way of Old Hickory Boulevard; thence N 45 degrees 30 minutes W 154.07 feet to an iron pin, thence leaving the right-of-way N 44 degrees 28 minutes E 204.33 feet to an iron pin, thence S 9 degrees 08 minutes E 255.93 feet to the point of beginning, containing 0.59 acres, more or less.

Being the same property conveyed to John M. Capps and wife, Pauline Capps by Quitclaim Deed dated November 12, 1994 from Darlene Inez Montgomery and filed for record in Book 10060, page 540, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Pauline C. Capps by Quitclaim Deed from John M. Capps dated August 28, 1998 and filed for record in Book 11086, page 120, said Register's Office. Pauline Capps and Pauline C. Capps are one and the same person. John M. Capps, husband of Pauline C. Capps, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 3252 Lakeshore Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 54, Group 13, Parcel 14. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in instruments of record in Book 965, page 401 and Book 8294, page 221, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 9th day of September, 1998.

Pauline C. Capps

Pauline C. Capps

John M. Capps

John M. Capps

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pauline C. Capps and John M. Capps**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

James E. McElroy
AFFIANT

Subscribed and sworn to before me on this 9th day of September, 1998.

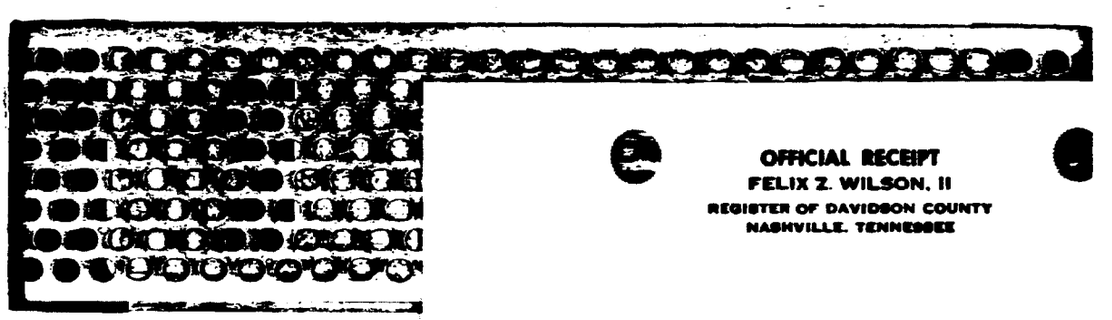
Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

0486587
IDENTIF. → REFERENCE

98 SEP 11 AM 9:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9429 09/11 0101 03CHECK 570.(



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

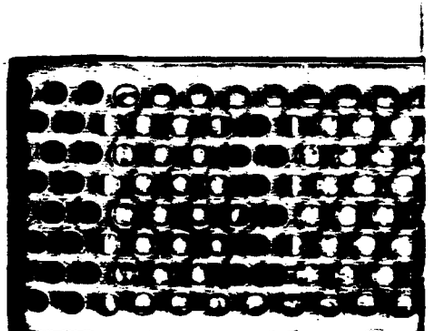
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	570.00
CHECK	570.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9771.78 01 09-94-0001 9429



0486587
IDENTIF. & REFERENCE

98 SEP 11 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344834