PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (mec) Title No: 40307
Dav. Co. File: Box 8

98 SEP 16 PM 12:25
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

040498
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William R. Fowler, Jr. 4205 A Utah Ave. Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-A-01

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 118600.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Capps Properties, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William R. Fowler, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4205-A of 4205 Utah, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 332, Page 61, a amended in Book 8250, page 935, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING part of the same property conveyed to Capps Properties, LLC, a Tennessee limited liability company by deed from Rehabit, LLC a/k/a Rehab-it, LLC, a Tennessee limited liability company of record in Book 10670, Page 672, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1998, and subsequent years.; The Plan, with Owner's Certificate, of record in Plat Book 332, Page 61, as amended in Book 8250, Page 935, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; Subject to the provisions of the condominium Master Deed of record in Book 10972, Page 82, as amended in Book 11023, Page 138, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 4205 A Utah Ave., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of September, 1998.

Capps Properties, LLC

By: Walter Reed Capps, C.M.
Title: Chief Manager

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Walter Reed Capps** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager (or other officer authorized to execute this instrument) of Capps Properties, LLC, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of September, 1998.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

1479 09/16 0101 03CHECK 449.82

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 118600.00

William R. Fowler
Affiant

Sworn and subscribed before me on the 14th day of September, 1998.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 11114 PAGE 881

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
	118600.00
CON TX	438.82
PRFEE	1.00
MTGTAX	8.00
CFEE	2.00
TOTAL	449.82
CHECK	449.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/16/98 01 12:25 0001 1479

0488498
IDENTIF. # REFERENCE

98 SEP 16 PM 12:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346859