THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

Glenn C. Capps, Jr.
Affiant

Subscribed and sworn to before me, this 15th day of April, 1999.

Notary Public

My Commission Expires: 11-27-99

Address New Owner As Follows:

Glenn C. Capps, Jr., and wife,
Elizabeth C. Capps
1408 Burton Valley Road
Nashville, TN 37215

Send Tax Bills To:

SouthTrust Mortgage Corp.
210 Wildwood Parkway
Birmingham, AL 35209

Map-Parcel Number:

Map131-10-048
16DA 30703

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER GABE MILLER AND WIFE, KIMBERLY ANN MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GLENN C. CAPPS, JR., AND WIFE, ELIZABETH C. CAPPS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 176.25 feet on the northerly margin of Burton Valley Road and extends back 279.3 feet on the easterly line and 177.0 feet on the westerly line to a broken line in the rear, measuring 215.4 feet thereon.

Being the same property conveyed to Tyler Gabe Miller and wife, Kimberly Ann Miller by deed from Thomas H. Forrester and wife, Cynthia Sellers Forrester, of record in Book 10173, page 645, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

112424.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4269, page 185, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2663, page 51, Register's Office for said County.

This is improved property known as 1408 Burton Valley Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of April, 1999.

Tyler Gabe Miller

Kimberly Ann Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TYLER GABE MILLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1999.

Notary Public

My Commission Expires: 11/07/99

112424.1

RECEIVED FOR REFERENCE
99 APR 16 PM 2:07
WILL C. BARRETT, REGISTER
DAVIDSON COUNTY, TN.
05752 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY ANN MILLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1999.

Notary Public

My Commission Expires: 4/27/99

3573 04/16 0101 03CHECK 1010-30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11435 PG. 361

05752 12

IDENTIFICATION REFERENCE

99 APR 16 PM 2:07

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT	269000.00
CON TX	995.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1010.30
CHECK	1010.30

04/16/99 01 14:09 0001 3573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452535