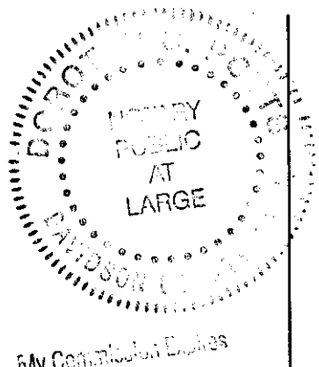


My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner

3496-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Martha Lenn Busby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1999.

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 10-25-03

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Lenn Busby	FT Mortgage Companies,	128-13-0-A-327.00
(NAME)	(NAME)	
327 Westfield Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37221		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carol A. Capps and husband, James R. Capps
Carol A. Capps formerly being Carol Ann Ventura
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Lenn Busby, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

Instr:200001030000309 Page: 1 OF 3
REC'D FOR REC 01/03/2000 12:30:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $388.50

This is improved property known as 327 Westfield Drive, Nashville, TN 37221

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 do 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 we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 30th day of December, 1999.

Carol A. Capps
Carol A. Capps

James R. Capps
James R. Capps

3496-H

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dorothy S Potts, a Notary Public in and for said County and State, the within named

Carol A. Capps and husband, James R. Capps

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of December, 1999.

My commission expires 10-25-03

Dorothy S. Potts
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires

File No.: 3496-H

ATTACHMENT

Land in Davidson County, Tennessee, being Apartment Unit No. 327 of Westfield Condominiums created under Title 66,, Section 27, 101 et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in book 6678, page 771, and amended in Book 6736, page 110 and further amended in Book 6801, page 962, and Book 6831, page 982, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, Register's Office for said County, for a more complete identification and description of such unit.

BEING the same property conveyed to Carol Ann Ventura, by deed from Ricky G. Potantus and wife, Ruby Leigh Ann Potantus, filed of record in Book 10199, page 595, Register's Office for Davidson County, Tennessee. Carol Ann Ventura now being Carol Ann Capps.

James R. Capps joins in this conveyance for the purpose of conveying any and all right title and interest in and to said property which he may have marital or otherwise.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.