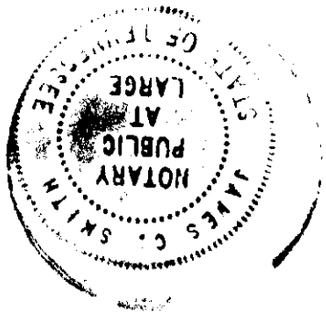
Davidson County DEEDWARR
Recvd: 09/08/00 12:38 2pgs
Fees:11.00 Taxes:325.23

20000908-0089181



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2000.

NOTARY PUBLIC.
MY COMMISSION EXPIRES: 3-21-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Capps and wife, Mary M. Capps 818 W. Greenwood Avenue Nashville, TN 37206	Franklin American Mortgage 501 Corporate Centre Drive Franklin, TN 37067	Map 82-04 Parcel 172

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,

Southern Brokerage Automotive, LLC

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jimmy R. Capps and wife, Mary M. Capps

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:

BEING LOT NO. 52 ON THE PLAN OF THORNBY PLACE, OF RECORD IN BOOK 332, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 52 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF WEST GREENWOOD AVENUE, FORMERLY EDGAR AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINE, 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SOUTHERN BROKERAGE AUTOMOTIVE, LLC, BY DEED FROM EDWARD BROWN BUILDERS, INCORPORATED, DATED FEBRUARY 1, 2000, AND OF RECORD IN INSTRUMENT NUMBER 200002140014631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 818 W. Greenwood Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 28th day of August, 2000.

SOUTHERN BROKERAGE AUTOMOTIVE, LLC

Mike Jones COM

By: Mike Jones, Chief Operating Manager

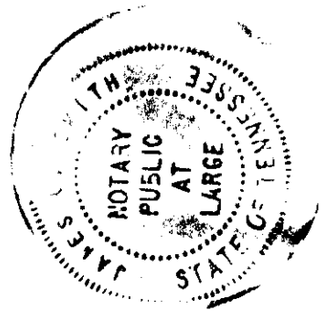
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mike Jones of Southern Brokerage Automotive, LLC with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged the he/she is the Chief Operating Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 3-21-02



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076