Prepared by:
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PICK-UP

Davidson County DEEDQC
Recvd: 01/31/01 15:50 2pgs
Fees:10.00 Taxes:0.00
20010131-0009628

QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Nancy C. Capps 7124 Birch Bark Drive Nashville, TN 37221	Firstar Home Mortgage 221 West Cherry Street Nevada, MO 64772	Map 142 Group-11 Parcel-140

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Thomas L. Prater, son of Grandville L. Prater who died on December 29, 2000 (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto his sister, Nancy C. Capps (hereinafter referred to as "Grantee"), her successors and assigns, any and all interest he may have as one (1) of two (2) heirs of the Estate of Grandville L. Prater (the other heir being the Grantee herein) in and to the following described property located in Davidson County, Tennessee:

Being Lot No. 8, Valley West, Section 5, as of record in Book 4175, page 64, as corrected in Book 4485, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grandville Lee Prater by Warranty Deed dated April 17, 1998, from Ned J. D'Asaro and wife, Marilyn D'Asaro of record in Book 10891, page 749 in the offices of the Register of Deeds for Davidson County, Tennessee.

Also being the same property conveyed to Thomas L. Prater and Nancy C. Capps, as tenants in common upon the death of their father, Grandville L. Prater, as reflected in a certain Affidavit of Heirship dated January 23, 2001, of record as instrument number 20010130-0009228 in the offices of the Register of Deeds for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable governmental and zoning regulations.

This is improved property known as 7124 Birch Bark Drive, Nashville, Tennessee 37221.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grandville L. Prater. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 23 day of January, 2001.

Thomas L. Prater

Thomas L. Prater, Grantor

STATE OF MISSOURI)
COUNTY OF Boone)

Personally appeared before me, the undersigned, a Notary Public of this County, Thomas L. Prater, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 23 day of January, 2001.

MICHAEL J. HAGAN
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Aug. 7, 2004

Michael J. Hagan

Notary Public
My Commission Expires: Aug 7, 2001

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

Nancy C Capps

Nancy C. Capps, Grantee

Sworn and subscribed to before me this 30th **day of** JANUARY, **2001.**

My Commission Expires: 07-07-04

Courtney C. Estes

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN