This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/01/01 17:04 2pgs
Fees:11.00 Taxes:693.01
20010501-0044205

NEW OWNER:

Danny H. Northcutt, Jr.
and wife, Sara Northcutt
4028 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILL TO:

1st Trust Bank for Savings
P.O. Box 17257
Memphis, Tennessee 38187-0257

MAP & PARCEL

132-1-40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,300.00.

AFFIANT

Sworn to and subscribed before me
this 27th day of April, 2001.

Mary R. Baker
NOTARY PUBLIC

My Commission Expires: 3-17-04

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, RISA G. CAPPS, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DANNY H. NORTHCUTT, JR. and wife, SARA NORTHCUTT, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying and being located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 183 on the Plan of Rolling Meadows Subdivision, of record in Book 1424, pages 98 and 99, Register's Office for said County, together with an easement for shared drive across Lot 184 as shown on the plat of Rolling Meadows of record in Book 1424, pages 98 and 99, and as shown on attached mortgage loan inspection by Crawford Land Surveying. Said Lot 184 conveyed to Edsel F. Maggart, Sr., and wife, Mark E. Maggart by deed from Margaret O'Callahan Cockran, of record in Book 4749, page 710, said Register's Office.

Said Lot No. 183 fronts 105 feet on the easterly side of Lealand Lane and runs back between lines measuring 292.1 feet on the north line and 282.4 feet on the south line to the rear line which measures 95 feet thereon.

Being the same property conveyed to Risa G. Capps, unmarried by warranty deed from Edsel F. Maggart, as Executor of the Estate of Emily M. Kingsbury and as an individual and Edsel F. Maggart, Sr. and wife, Mark E. Maggart, of record in Book 8995, page 928 and re-recorded in Book 9017, page 916, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 132-1-40.

2. All matters appearing on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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 persons whomsoever.

This improved property is known as 4028 Lealand Lane, Nashville, Tennessee 37204.

WITNESS our hands this 27th day of April, 2001 in Franklin, Tennessee.

Risa G. Capps

Risa G. Capps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Risa G. Capps, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of April, 2001, in Franklin, Tennessee.

Mary R. Baker

Notary Public

My Commission Expires: 3-17-04

MARY R. BAKER NOTARY PUBLIC AT LARGE