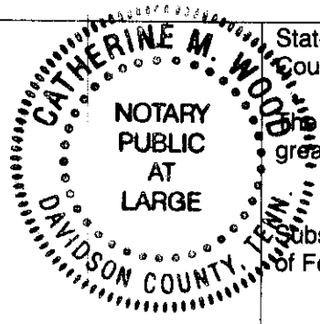
Return To:
First Title & Escrow
File Box 9B
#20014



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$406,250.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2003.

Notary Public

My commission expires: 9-25-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/13/03 15:53 2pgs
Fees:13.00 Taxes:1503.13

20030313-0034101

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Curtis J. Capeling	Regions Mortgage, Inc.	145-14-0, 3.00
6004 Robert E. Lee Drive	3601 South Perry	
Nashville, TN 37215	Montgomery, AL 36104	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ernest B. Williams, IV, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis J. Capeling and wife, Tanya L. Capeling

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:

Land in Davidson County, Tennessee bding Lot 140 on the plan of Tyne Valley Estates, Section 9, of record in Plat Book 3700, Page 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot fronts 180 feet along the northerly margin of Robert E. Lee Drive and runs back 304.4 feet on the westerly side and 294.3 feet on the easterly line to a line at the rear measuring 195.4 feet thereon.

Being the same property conveyed to Ernest B. Williams, IV by deed dated May 17th, 1996 from Sarah Fugitt Poynor, a widow of record in Book 10056, Page 609, Register's Office for Davidson County, Tennessee.

This is improved (_XX_) Unimproved (____) property, known as **6004 Robert E. Lee Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 28th day of February, 2003.

Ernest B. Williams, IV

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ernest B. Williams, IV,** the bargainor(s) 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 Brentwood, Tennessee on this **28th** day of **February, 2003.**

E Mannix
Notary Public

My Commission Expires: 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006