Davidson County DEEDWARR
Recvd: 08/14/03 09:48 2pgs
Fees:13.00 Taxes:111.00
20030814-0116796

New Owner
MAIL TAX NOTICE TO:
Mr. Barry N. Capps
7359 Stenberg Rd.
Whites Creek, TN 37189

This Instrument Prepared By:
CHRISTINA M. BARTEE, Attorney
The Law Offices of Larry D. Wilks
509 West Court Square
Springfield, Tennessee 37172

TAX MAP: 39 PARCEL: 185

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **SVEN LINDBERG CAPPS**, and wife, **DIXIE CAPPS,** hereinafter called the Grantors, to **BARRY N. CAPPS** and wife, **NANCY CAPPS**, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantors have this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantees, survivor and assigns, the following described real property, to-wit:

> Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to survey of Gary R. Cummings, Surveyor, June 14, 1968, as follows:
>
> Beginning at a stake at the southeast corner of a lane leading from the tract herein described, in the west line of the property of Ed Launius; thence along the line of Oscar W. Carney's property, North 83 degrees West 204.5 feet to a point in the center of Carney Creek; thence South 7 degrees 40' East 560 feet to a point; thence South 88 degrees East 98.0 feet to a pin in the west line of Ed Launius' property; thence North 3 degrees 30' East 538.0 feet to the point of beginning, containing 1.9 acres, more or less.
>
> Being the same property conveyed Gladys E. Ballard, femme sole, by deed from S. N. Capps or record in Book 4374, page 783, Register's Office for Davidson County, Tennessee. The said Gladys E. Ballard having since died testate devising the subject property to Sven Lindberg Capps by her Last Will and Testament of record as Will Book Image Number 3761/693309, Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid premises together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns forever. The said Grantors covenant with the said Grantees, survivor and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is free from all encumbrances; 4) That they will, and their heirs, executors and administers shall, warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Dixie Capps hereby joins in the execution of this deed for the purposes of waiving and conveying any marital and inheritance rights that she may have in the property conveyed.

DATED this the 13th day of Aug, 2003.

Sven Lindberg Capps
SVEN LINDBERG CAPPS

Dixie Capps
DIXIE CAPPS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sven Lindberg Capps and Dixie Capps, Grantors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that they executed the within deed for the purposes therein contained.

WITNESS my hand and official seal, this the 13th day of August, 2003.

Christina M. Bartee, Notary Public.

My Commission Expires: October 25, 2005.

I, or we, hereby swear or affirm, that the actual consideration for this transfer of value of the property or interest in property transferred, whichever is greater is 30,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Nancy Capps, Affiant

SWORN TO AND SUBSCRIBED before me this the 13th day of August, 2003.

Christina M. Bartee, Notary Public ~~or Register~~.

My Commission Expires: October 25, 2005.