Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/22/03.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON

Davidson County DEEDWARR
Recvd: 09/23/03 09:57 3pgs
Fees:18.00 Taxes:240.50

20030923-0140416

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Fitts, Sr. et ux (NAME)	CUNA Mutual Mortgage Corp. (NAME)	18-16
214 Graves Rd. (STREET ADDRESS/ROUTE NUMBER)	2908 Marketplace Dr. #100 (STREET ADDRESS)	149.00
Goodlettsville, TN 37072 (CITY/STATE/ZIP)	Madison, WI 53719 (CITY/STATE/ZIP)	

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, I/WE,

Willie Jean Jones-Capps aka Willie Jean Capps

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Fitts, Sr. and wife, Rochelle Fitts

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:

See Exhibit "A" Legal Description

Subject to the following: easements, setback lines and restrictions of record; easement noted in Book 4362, page 960, Register's Office for Davidson County, Tennessee; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; the property is being conveyed in "AS IS" condition.

NOTE: The subject property is inherited investment property and has never been the marital residence of the Grantor, nor her spouse, if any, and as such is not subject to homestead or other marital interest as contemplated by Tennessee law.

This is unimproved ( )
improved (X) property, known as 214 Graves Road (House Number/Street) Goodlettsville (City/Town) TN (State) 37072 (Postal Code)

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 my hand this 22nd day of September, 2003.

WILLIE JEAN JONES-CAPPS aka WILLIE JEAN CAPPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Willie Jean Jones-Capps aka Willie Jean Capps,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that __she____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Goodlettsville**, **TN**, this **09/22/03**.

Notary Public

Commission Expires: 09/25/2004

Exhibit "A" Legal Description:

A Small tract of land in the 10th Civil District of Davidson County, Tennessee, in the town of Goodlettsville, described as follows:

Beginning at a point in the west margin of Cafe Street, also called Herrod or Graves Street, being the northeast corner of the lot of Mary Mathes; thence with what was her north line, westerly 180 feet to Baker's east line; thence with Baker's east line northerly 112 feet to Ham Washington's southwest corner; thence with his south line easterly 180 feet to the west margin of Cafe Street; thence with the margin of the same, southerly 112 feet to the point of beginning.

Being the same property conveyed to Charles A. Matthews and wife, Alice Cantrell Matthews, by Warranty Deed from Violet Rose Alexander, Cecil Bennett Fredd, Julia E. Brown, James T. Fredd, Annie E. Barks, Richard H. Fredd, Amos D. Fredd, John A. Fredd, Julius B. Fredd, and Claugious G. Fredd, being the only heirs-at-law of I. M. Fredd, deceased, dated January 20, 1968, recorded April 24, 1968, of record in Book 4229, page 835, Register's Office for Davidson County, Tennessee. The said Alice Cantrell Matthews having predeceased Charles A. Matthews, she having died on January 16, 1987, thereby vesting title to the above real estate in Charles A. Matthews as surviving tenant by the entirety. The said Charles A. Matthews died testate, his Last Will and Testament having been filed in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 03P180, and an Order To Close Estate Without Detailed Accounting having been executed August 26, 2003. Said Last Will and Testament having devised the above real property to Pearlie Mae Williams(on), for and during her natural life, with remainder to his niece, Willie Jean Capps. Said Pearlie Mae Williamson died on August 27, 2000, thereby extinguishing her life estate.

WJC