QUITCLAIM DEED

Record 1st

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE: NONE	MAP-PARCEL NUMBERS
Elizabeth C. Capps	SEND TAX BILLS TO OWNER	
(NAME) 1408 Burton Valley Road	(NAME)	MAP 171-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	PAR 48
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Prepared by:
Lawrence Vogan, atty
120 Donelson Pk. Ste 201
Nashville, TN 37214

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2004
Notary Public
MY COMMISSION EXPIRES: 4-26-04
(AFFIX SEAL)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged,

I, GLENN C. CAPPS, JR.,

"Grantor," by these presents, does hereby quitclaim and convey unto

ELIZABETH C. CAPPS,

"Grantee," its successors and assigns all of its right, title and interest in and to the following described property in DAVIDSON County TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee.

Said Lot number 105 fronts 176.25 feet on the northerly margin Burton Valley Road and extends back 279.3 feet on the easterly line and 177.0 feet on the westerly line to a broken line in the rear, measuring 215.4 feet thereon.

Being the same property conveyed to Glenn C. Capps, Jr. and wife, Elizabeth C. Capps by deed of record in Book 11435, page 358, said Register's Office. The purpose for this conveyance is to vest title solely in Elizabeth C. Capps and to waive any and all marital rights in the subject property and to implement certain terms of a Marital Dissulution Agreement between the Grantor and Grantee.

Davidson County DEEDQC
Recvd: 02/25/04 10:33 2pgs
Fees:12.00 Taxes:0.00
20040225-0021298

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

unimproved ( )
This is improved (x) property, known as 1408 Burton Valley Road; Nashville, TN 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

Witness my hand this 11 day of February, 2004

Glenn C. Capps, Jr.
Glenn C. Capps, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

Personally appeared before me, Glenn C. Capps, Jr.

_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of February, 2004.

Commission expires: 1-26-07

Notary Public

STATE OF _____
COUNTY OF _____ }

Personally appeared before me, _____

_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this _____ day of _____, 1

Commission expires: _____

Notary Public

QUITCLAIM DEED

FROM

TO

Prepared by: