Box 14-A
17333-1

This Instrument prepared by
and after recording return to:
Law Office of G. Miller Hogan II
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/23/04 13:25 2pgs
Fees:13.00 Taxes:2072.00
20040823-0101574

Send Tax Bills to New Owner at:

Stephen A. Capizzi
Andrea M. Capizzi
3508 Hampton Avenue
Nashville, Tennessee 37215

Map & Parcel Number

117-5-88

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Know all men by these presents that, **Susanne Thombs by and through her attorney-in-fact** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Stephen A. Capizzi and wife, Andrea M. Capizzi** (hereinafter collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in the 7th Formerly 11th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land and Associates, Inc. dated April 5, 1976, as follows:

Beginning at a point on the Northerly margin of Hampton Avenue, 582 feet, more or less, from the Northeast corner of the intersection of Bowling Avenue and Hampton Avenue; thence North 1 deg. 55 min. 30 sec. West 207.0 feet to a point; thence North 88 deg. 14 min. 15 sec. East 121.9 feet; thence South 2 deg. 30 min. 20 sec. East 207.6 feet to a point on the Northerly margin of Hampton Avenue; thence with the margin of Hampton Avenue, South 88 deg. 30 min. West 124.0 feet to the point of beginning.

Being the same property conveyed to David D. Thombs, and wife Susanne Thombs, by deed of record in Book 5512, page 124, and being further conveyed to Susanne Thombs, by deed of record in Book 6425, page 777, said Register's Office. Said David D. Thombs and Susanne Thombs having since divorced by Final Decree of record in the Office of the Circuit Court Clerk for Davidson County, Tennessee, File No. 83D-14449, Minute Book 134C, p. 2586 and the said property being further conveyed to Susanne Thombs by Quitclaim Deed from David D. Thombs, an unmarried man, of record in Book 6425, page 777, said Register's Office.

*

This is improved property commonly known as: **3508 Hampton Avenue, Nashville, Tennessee 37215**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

* THIS instrument is being executed in behalf of Susanne Thombs pursuant to a Power of Attorney executed by same on the 18th day of August, 2004, and being filed for record simultaneously herewith, of record in Instrument No. 20040823-0101593, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for herself, and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 20th day of August, 2004.

Susanne Thombs by
G. Miller Hogan II Atty. in Fact
Susanne Thombs by G. Miller Hogan II
Her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20th day of August, 2004, before me personally appeared **G. Miller Hogan II**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Susanne Thombs** acknowledged that he executed the same as the free act and deed of **Susanne Thombs**.

Witness my hand, at office, this 20th day of August, 2004.

CALLIE WOOSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires SEPT. 22, 2007

The consideration or value for this transfer of property is $560,000.00.

G. Miller Hogan II
Affiant

Sworn to and subscribed before me this
20 day of August, 2004.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.

Notary Public
My Commission Expires: 4/10/05

Comm. Expires 04/10/05