This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Dawn Leniger, Trustee
THE CAPPS DRIVE TRUST
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 09/02/04 15:31 2pgs
Fees:13.00 Taxes:88.80

20040902-0106589

MAP AND PARCEL:
MAP 060-5
PARCEL 14.00
13DA-27245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joshua W. Perry, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dawn Leniger, Trustee, THE CAPPS DRIVE TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in * County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2, on the Plan of Aldrich Heights, Section 5, of record in Plat Book 2854, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joshua W. Perry by deed from Mildred D. Perry, unmarried, of record in INST: 20000410-0035828, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2854, Page 73, said Register's Office.

This conveyance subject to a first mortgage payable to NEW SOUTH FEDERAL SAVINGS BANK of recordin Book 5213, page 340; and 2nd mortgage payable to Wilshire Mortgage of record in INST: 20000508-0016161, said Register's Office.

Joshua W. Perry and Joshua Wayne Perry, Sr., is one and the same person.

This is improved property known as 3013 Capps Drive, Nashville TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dawn Leniger, Trustee, THE CAPPS DRIVE TRUST, its successors and assigns, forever; and I, Joshua W. Perry, unmarried, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of August, 2004.

Joshua W. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joshua W. Perry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 30th day of August, 2004.

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 24,000.00

AFFIANT

Subscribed and sworn to before me this 30th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.