Box 31-B for BCB (CMW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CAPRI, LLC **3615 Saratoga Drive** **Nashville, TN 37205**	**Map 131-1-D** **Parcel 53.00 CO**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James G. Thomas, beneficiary under the Will of Karen G. Thomas, Probate Docket No. 05P-175, Davidson County, Tennessee** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **CAPRI, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 53, said Unit is also known as Apartment No. 8-D, on the Plan of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., all to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen G. Thomas by deed from Robert S. Francis and Sharron H. Francis, of record as Instrument No. 20010727-0079944, Register's Office for Davidson County, Tennessee, the said Karen G. Thomas having since died. The Will of Karen G. Thomas filed with the Davidson County Probate Court Clerk's Office in Probate Docket #05P-175 devised the subject property to James G. Thomas.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property taxes for 2005 prorated at closing and assumed by Grantee.

2. All matters on the Plan of record in Book 5200, page 4, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/15/05 09:53 2 pgs
Fees:13.00 Taxes:545.75
20050215-0016975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$147,500.00**.

Capri, LLC by A. Craig Alsup
Affiant

Subscribed and sworn to before me this 14th day of February, 2005.

Notary Public
My Commission Expires: May 24 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

4. Master Deed of record in Book 5211, page 325, as amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

5. Easement granted to Metro Government of Nashville of record in Book 7873, page 859, said Register's Office.

This is improved property, known as **5025 Hillsboro Road, Unit No. 8-D, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of February, 2005.

James G. Thomas

James G. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James G. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11th day of February, 2005.

Carol A. Wilson

Notary Public

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
7-19-08