THIS DOCUMENT PREPARED BY:
MICHAEL DAVIS & ASSOCIATES
109C EAST AVENUE
GOODLETTSVILLE, TN 37070-0485
This instrument was prepared based upon information provided by the parties no title examination having been done at the time of preparation of this instrument.

MAP/PARCEL: 04100006201

Davidson County DEEDQC
Recvd: 05/12/05 16:07 2 pgs
Fees:12.00 Taxes:0.00
20050512-0053990

NEW OWNER AND
SEND TAX BILLS TO:
Jane D. Capps
1283 Old Hickory Blvd.
Nashville, TN 37207

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, **Jane D. Capps, (Grantor),** by these presents do hereby quitclaim and convey unto **Joseph Eugene Capps (Grantee)** his successors and assigns, subject to a Life Estate retained by Grantor, my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of K.J. Morris, deceased, as of record in Book 57, page 49, Register's Office for said County, and described according to a survey made by E.L. Miller & Company, dated May 23, 1963, as follows:

Beginning at a point on the Southerly margin of Old Hickory Boulevard, said point being 242 feet Northwesterly from a concrete monument at the beginning of a tangent at Lawing Drive, as shown on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office fro said County; thence South 31 deg. 55' West 240 feet; thence North 58 deg. 05' West 85 feet; thence North 31 deg. 55' East 240 feet to the Southerly margin of Old Hickory Boulevard; thence with the same, South 58 deg. 05' East 85 feet to the point of beginning.

Being the same property conveyed to C.E. Capps and wife Jane D. Capps by deed from William H. Rainsford and wife Helen Rainsford of record in Book 4267, page 9 and by Deed of Correction of record in Book 4393, page 584, Register's Office for Davidson County, Tennessee. The said C.E. Capps now being deceased having died on September 14, 1992, leaving Jane D. Capps as the surviving tenant by the entirety.

This Conveyance is made subject to any and all restrictive covenants, easements and set back lines.

Jane E. Capps reserves to herself the exclusive possession, use, and enjoyment of the rents, issues, and profits of the above granted premises for and during the natural lifetime of grantor.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 21st day of April, 2005.

Jane D. Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public at Large, the within named Jane D. Capps, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of April, 2005.

Notary Public for the State of Tennessee

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 09/30/2006

The actual consideration or value whichever is greater, for this transfer is $0.00

Affiant

Sworn and subscribed before me, this the 21st day of April, 2005.

Notary Public for the State of Tennessee
My commission expires: 09/30/2006

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY