Prepared by:
Lee Borthick atty
109 5th Ave W
Springfield TN 37172

Davidson County DEEDWARR
Recvd: 06/22/05 13:39 2 pgs
Fees:12.00 Taxes:0.00
20050622-0071643

CLERK AND MASTERS DEED

This Indenture made the 21st day of June 2005, between Kenneth Hudgens, Clerk and Master of the Chancery Court at Springfield for Robertson County, Tennessee, of the first part, and Mary Renee Capps of Davidson County, State of Tennessee, of the second part,

WITNESSETH: That by a decree of said Court entered on the 25th day of May 2005, and entered on Page 110 of minute book 178, in the Cause of the Estate of Tony Michael Capps, Docket Number 15299, the Court ordered Kenneth Hudgens, as Clerk and Master to sign a deed transferring and conveying any interest held by the Estate and/or any other heir of Tony Michael Capps in the property described below to **MARY RENEE CAPPS** in fee simple.

NOW, therefore, in order to carry into effect said conveyance and transfer, I pursuance of said decree, said Kenneth Hudgens, as Clerk and Master, doth hereby transfer and convey to the said **MARY RENEE CAPPS** and her heirs and assigns, forever, land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W.W. Turner Company, Engineers, on August 20, 1948, but not of record. Said lot is more particularly described as follows:

> Starting with a concrete monument at the east end of the return at the northeast corner of the intersection of Hickerson Street and Keeton Avenue, and the Plan of Scenic View Subdivision, and running thence around a curve to the right, said curve having a radius of 625' for a distance of 87.8' to a concrete monument, said monument being located in the northerly margin of Keeton Avenue, thence in a southeasterly direction and continuing along the northerly margin of Keeton Avenue for a distance of 186.8' to a point in the center of an easement for drainage ditch and the point of beginning, and running thence the following courses and distances: North 44 deg. 25' East along the rear line of Lots 26, 27, and 28, and along the center line of easement for drainage ditch a distance of 285.5' to an iron pin in the southerly margin of Nashville Industrial Corporation property; thence in a southeasterly direction South 46 deg. 15' East along the margin of said property a distance of 135.2' to an iron pin in the westerly margin of Lot No. 30; thence in a southwesterly direction along the common line between Lots 29 and 30 for a distance of 286.3' to an iron pin located in the northerly margin of Keeton Avenue: thence in a northwesterly direction along the northerly margin of Keeton Avenue 137.4' to a point in the center of drainage ditch and the point of beginning.
>
> Being the same property conveyed to Tony M. Capps and Mary R. Capps as tenants in common, by a deed of record in Deed Book 8912, Page 569 in the Register's Office of Davidson County, Tennessee.
> Tony M. Capps predeceased Mary R. Capps on February 12, 2000.

To have and to hold said real estate with all hereditaments and appurtenances thereto belonging to the said **MARY RENEE CAPPS** and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Kenneth Hudgens, Clerk and Master as aforesaid, hath hereunto set his hand, the date first above written.

6-21-2005
DATE

Kenneth Hudgens
KENNETH HUDGENS
CLERK AND MASTER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH HUDGENS,** Clerk and Master, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 21st day of June 2005 at Springfield, Tennessee.

SHEILA J. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Sheila J. Woody
NOTARY PUBLIC

My Commission expires: 6-24-06

New owner Mary Renee' Capps
333 Keeton Ave.
Old Hickory, TN.
37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Mary Capps
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 20 05
Deputy Register

(exempt executor deed)

tax bills:
Suntrust Mortgage
P.O Box 305110
Nashville, TN.
37230

M/parcel # 044-01-0 015.00