[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Leslie Cappama	Same	Map 164
3527 Hamilton Church Road		Parcel 60.00
Antioch, TN 37013		12332

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Margaret Fakes, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Leslie Cappama, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract or parcel of land in the 2nd, fomerly the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the lands of James Mitchell, deceased, of record in Minute Book "P", Page 36, County Court for said County, described as follows:
Beginning in the center of Hamilton Church Road at the southwest corner of the property conveyed to F.H. Wheeler by deed from Mattie S. Cathey, of record in Book 772, page 521, Register's Office for said County; thence South 4 deg. West 52 poles to a post, Scruggs' northwest corner; thence with Scruggs' northerly line, South 86 deg. East 22.4 poles to a gate post; thence North 4 deg. East 43.6 poles to the center of said Road; thence with the center of said road, North 60 deg. West 24 poles, more or less, to the beginning, containing 6.6 acres, more or less.

Being the same property conveyed to Henry C. Fakes, Jr. And wife, Margaret Fakes by Warranty Deed from John F. Painter and wife, Bessie A. Painter, dated May 14, 1964, files June 10, 1964, of record in Book 3767, Page 267, said Register's Office for Davidson County, Tennessee. The said Henry C. Fakes, Jr. Having since died.

Davidson County DEEDWARR
Recvd: 08/30/05 14:46 2 pgs
Fees:13.00 Taxes:925.00
20050830-0103878

This description is the same as used in prior deed.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Subject to all matters of record in Minute Book P, page 36, said Register's Office.

This is improved property commonly known as 3527 Hamilton Church Road, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me this 25th day of August, 2005.

NOTARY PUBLIC 3-31-07 DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of August, 2005.

Margaret Fakes

Margaret Fakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2005, before me personally appeared Margaret Fakes to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE VICKY MCMILLEN