Davidson County DEEDQC
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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sylvia P. Capps 400 Northside Drive Madison, TN 37115	Same as New Owner	Map 34-3 Parcel 84 Field Book 10D-43636

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, and SYLVIA P. CAPPS, hereinafter referred to as the "GRANTORS", and SYLVIA P. CAPPS, an unmarried woman, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, by Deed of record in Book 4830, page 323, Register's Office for Davidson County, Tennessee, Glenn C. Capps and wife, Sylvia P. Capps, became vested with ownership and title to Lot No. 49 on the Plan of North Hill Estates, Section III, as of record in Book 3842, page 185, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Glenn C. Capps is now deceased, and ownership in the said lot is now vested in Sylvia P. Capps as the surviving tenant by the entirety; and,

WHEREAS, a part of Reserved Parcel "D" on the said plan is located to the rear of Lot No. 49 as shown on the said plan; and,

WHEREAS, THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, desire to convey to SYLVIA P. CAPPS that portion of Reserved Parcel "D" to the rear of Lot No. 49, as shown on the said Plat; and,

WHEREAS, SYLVIA P. CAPPS desires to combine the two parcels into one (1) parcel for all purposes, including tax assessments.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, and SYLVIA P. CAPPS , the GRANTORS, have this day bargained, sold and quitclaimed unto SYLVIA P. CAPPS, an unmarried woman, the GRANTEE, her heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING all of Lot No. 49 on the Plan of North Hill Estates, Section III, as of record in Book 3842, page 185, Register's Office for Davidson County, Tennessee, and a part of Reserved Parcel "D" as shown on the said Plan, more specifically and particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Spring Branch Drive, being the Southwest corner of this tract, thence with said margin of said drive, North 42 deg. 37 min. East 308.12 feet to a concrete monument; thence on a curve having a Delta of 90 deg. 00 min., a radius of 25.00 feet, a tangent of 25.00 feet and a length of 39.27 feet to a concrete monument in the southerly margin of Northside Drive; thence with said margin of said drive South 4 deg. 23 min. East 160.00 feet to a concrete monument; thence, South 42 deg. 37 min. West 260.75 feet to a point; thence North 52 deg. 05 min. West 185.56 feet to the point of beginning.

BEING all of that property conveyed to Glenn C. Capps and wife, Sylvia P. Capps, by deed of record in Book 4830, page 323, Register's Office for Davidson County, Tennessee. The said Glenn C. Capps having since died, the property is now vested in Sylvia P. Capps. And, a part of Reserved Parcel "D" retained by THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, in a deed of record in Book 3808, page 269, said Register's Office.

The mailing address for the said property is 400 Northside Drive, Madison, TN 37115.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 31st day of October, 2005.

Thomas S Burnette Jr.
THOMAS S. BURNETTE, JR.

Mary C Burnette
MARY C. BURNETTE

Sylvia P. Capps
SYLVIA P. CAPPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS S. BURNETTE, JR. and MARY C. BURNETTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of October, 2005.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2008

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVIA P. CAPPS, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of October, 2005.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2008

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Sylvia P. Capps
AFFIANT

Sworn to and subscribed before me this the 31st day of October, 2005.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 7, 2008