**THIS INSTRUMENT PREPARED BY:**
**MARTHA CHILD, ATTORNEY AT LAW**
**392 Harding Place, Suite 215, Nashville, TN. 37211**
**(615) 834-4300**

# QUITCLAIM DEED

| **New Owner:** | **Send Tax Bills:** | **Map & Parcel Nos.** |
|---|---|---|
| Jayna Lea Caplenor<br>7948 Boone Trace Drive<br>Nashville, TN. 37221 | 1st Trust Bank for Savings<br>P.O. Box 17257<br>Memphis, TN. 38187-0257 | 126-15-0-A<br>81.00C0 |

For and in Consideration of the a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, which is hereby acknowledged, Benjamin R. Caplenor by these presents do hereby quitclaim and convey unto Jayna Lea Caplenor her successors and assigns, all my right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Boone Trace at Biltmore, Section Two, of record in Book 9700, Page 316, and Surveyor's Certificate of Correction in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jayna Lea Caplenor and husband, Benjamin R. Caplenor by deed from James R. Fadel and wife, Sherry L. Fadel, of record under instrument number 200207260090057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is being made in consideration of a Final Decree of Divorce styled **JAYNA LEA CAPLENOR v. BENJAMIN RAY CAPLENOR** in the Circuit Court for Davidson County, Tennessee, Docket No. 04D-1883.

This conveyance is made subject to any and all outstanding indebtedness on said property.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for this transfer is -0-.

B. R. C.
Affiant

Subscribed and sworn to before me this the 14th day of July, 2004.

Notary Public

My Commission Expires:

6-6-04

Davidson County DEEDQC
Recvd: 01/05/06 09:36 2 pgs
Fees:12.00 Taxes:0.00
20060105-0001415

Jack Case Wilson Title
7100 Executive Center Drive
Suite 150
Brentwood, TN 37027
D-0613

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

Witness my hand this the 19 day of July, 2004.

Benjamin R. Caplenor

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Benjamin R. Caplenor, the within name bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 2004.

My Commission Expires:

8-6-04

Notary Public

capleqcd/imatmc04#3