THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/29/07 08:26 2 pgs
Fees:13.00 Taxes:407.00
20070329-0037308

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Leslie Cappama 2521 Hobson Pike Antioch, TN 37013	Same	072-15-0 300.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gregory Anthony Gant, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Leslie Cappama, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being a part of Lot No. 62 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and being part of lot No. 1 on Plan of the subdivision of Lots. Nos. 61, 62 and part of Lot No. 63 on the Plan of Brownsville. Not of record, described as follows:

Beginning on the easterly margin of Porter Road at the northwest corner on the property conveyed to Allen M. Wright and wife, as of record in Book 3702, page 81; thence with said Wright's northern boundary line easterly 420 feet, more or less; thence North 2 deg. 6' East 119.1 feet to southerly margin of McKennell Drive; thence with same, westerly 357 feet, more or less, to the easterly margin of Porter Road; thence with the same, southerly 144.7 feet to the beginning.

Being the same property conveyed to Gregory Anthony Grant by Quitclaim Deed from Suzie G. Dantzler, of record in Instrument No. 20021029-0132440, Register's Office for said County.

This is improved property known as 1435 Porter Road Nashville, Tennessee 37206.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that 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 otherwise set out herein; Grantor does further covenant and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 23rd day of March, 2007.

GREGORY ANTHONY GANT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory Anthony Gant , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of March, 2007.

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2007.

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

NOTARY PUBLIC