THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26382-03-2007** **Record & Return To:** **Vanderpool and Pearman** **256 Seaboard Ln, Ste. G-104** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me this 10th day of April, 2007. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jeffrey and Jenny Hunter 6004 Robert E. Lee Drive Nashville, TN 37215	**Send Tax Bills To:** SAME	**Tax Information:** Map No.145-14-0-003.00 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis J. Capeling and wife, Tanya L. Capeling**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Hunter and wife, Jenny Hunter** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6004 Robert E. Lee Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of April, 2007.

Curtis J. Capeling

Tanya L. Capeling

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Curtis J. Capeling and Tanya L. Capeling**, 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, at office, this 10th day of April, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/16/07 12:25 2 pgs
Fees:13.00 Taxes:2331.00

20070416-0045259

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Tyne Valley Estates, Section 9, as of record in Plat Book 3700, pages 65 and 66, 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 Curtis J. Capeling and wife, Tanya L. Capeling, by deed dated February 28, 2003, from Ernest B. Williams, IV, an unmarried man, of record in Instrument No. 20030313-0034101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7765, page 582, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, pages 65 and 66, Register's Office for Davidson County, Tennessee.