Prepared by:
Realty Title & Escrow Agency, Inc.
5111 Maryland Way, Suite 401
Brentwood, TN 37027




My Commission Expires
October 25, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 6 day of August, 2008.

Notary Public
My commission expires:

02-0807-46125

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James I. Capozzi<br>3619 Baxter Avenue<br>Nashville TN 37216 | Wells Fargo Bank. N.A.<br>P.O.Box 11701<br>Newark, N.J. 07101-4701 | 072-02-0-094.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Gallimore, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James I. Capozzi and wife, Lauren G. Capozzi, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of E.B. Craig's Subdivision of The Crownover Property, of record in Book 894, Pages 640-641, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Gallimore, unmarried, by deed from William H. Dorris, unmarried, and Robert B. Huffine, married, dated March 30, 2004, recorded April 5, 2004, of record in Instrument No. 20040405-0037857, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 3619 Baxter Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Davidson County DEEDWARR
Recvd: 08/08/08 11:05 2 pgs
Fees:13.00 Taxes:549.45
20080808-0081945

WITNESS my hand this 6th day of August, 2008.

Matthew Gallimore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 6th day of August, 2008.

State of Tennessee at Large

My Commission expires :
1/23/10

J. ANDREW WILEY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON