Box 14-A
21492-8

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/20/08 13:38 2 pgs
Fees:13.00 Taxes:1591.00
20081020-0105128

03-0809-35617

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this 16 day of October, 2008.

Notary Public
My commission expires: 3/2[illegible]

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin McGuigan 3003 New Natchez Trace Nashville TN 37215	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	117-02-0-068

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, Alexandra Sargent, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin McGuigan,* 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:

* a single man

Land in Davidson County, Tennessee, being Lot No. 2 of Block 5 on the Plan of The Stokes Tract, of record in Book 974, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexandra Sargent, unmarried, by deed from Martin K. Shopner, Executor of the Estate of Maurice M. Freas, dated April 30, 2002, recorded May 2, 2002, of record in Instrument No. 20020502-0053895, Register's Office for Davidson County, Tennessee. Alexandra Sargent, now being married, aka Alexandra S. Capps, aka Alexandra Capps, aka Alexandra Anderson Sargent Capps.

Glenn C. Capps, spouse of the above named Alexandra Sargent, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

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 3003 New Natchez Trace, Nashville, TN 37215.

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.

WITNESS my hand this 16th day of October, 2008.

Alexandra Sargent

Glenn C. Capps, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexandra Sargent and Glenn C. Capps, Jr. 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 Nashville, TN, this 16th day of October, 2008.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

