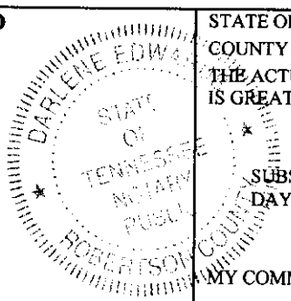
WARRANTY DEED



Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Jones	Wells Fargo Bank	43-6-31.00
(NAME)	(NAME)	
333 Singer Drive	1 East 22nd Street Ste 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lombard, IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jerry Capps and Mary Sue Capps, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Beverly Jones, an unmarried woman, hereinafter called the Grantees, their heirs 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. 6 ON THE PLAN OF MADISON PARK, SECTION I, OF RECORD IN BOOK 3106, PAGE 113, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

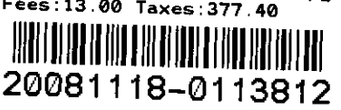
BEGINNING AT A POINT IN THE WEST MARGIN OF SINGER DRIVE AT THE CORNER OF LOTS NOS. 5 AND 6; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 125.9 FEET TO A POINT; THENCE NORTHERLY 119 FEET TO THE SOUTHERLY MARGIN OF ANDERSON LANE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 87 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 39.27 FEET TO THE WESTERLY MARGIN OF SINGER DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 68 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JERRY RAY CAPPS AND WIFE, MARY SUE CAPPS BY WARRANTY DEED FROM TEDDY DALTON FRAZIER AND WIFE, MYRNA M. FRAZIER, RECORDED ON THE 24TH DAY OF OCTOBER, 1977 IN BOOK 5213, PAGE 282, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 333 Singer Drive, Madison, TN 37115 unimproved

Davidson County DEEDWARR
Recvd: 11/18/08 14:27 2 pgs
Fees:13.00 Taxes:377.40



20081118-0113812

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17th day of November, 2008.

Jerry Capps

Mary Sue Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Jerry Capps and Mary Sue Capps, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of November, 2008.

Notary Public

My commission expires: WBNO

7/3/2012

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON