Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20081120-0114457

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owners:
Bryan Capps
4685 Whites Creek Pike
Whites Creek, TN 37189

Send Tax Bills To:
Same

Map and Parcel No.
031 00 0 095.00

WHEREAS, on July 17, 2000, **Gus M.** and **Margaret B. Capps** transferred to **The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000, Gus M. and Margaret B. Capps, Trustees,** all of their interest in and to the real property described in this deed below;

WHEREAS, on March 18, 2002, the Co-Grantor of the trust, **Gus M. Capps,** died;

WHEREAS, upon the death of Gus M. Capps, **Margaret B. Capps** became sole Trustee of the above-referenced trust;

WHEREAS, on November 4, 2007, the Co-Grantor of the trust, Margaret B. Capps, died.

WHEREAS, upon the death of Margaret B. Capps, **Bryan Capps** became Successor Trustee of the above-referenced trust;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Bryan Capps, Successor Trustee, The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Bryan Capps** ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Beginning at an iron pin in the easterly margin of Whites Creek Pike, being the northwest corner of Lot #1, of the Clyde L. Owens subdivision, not of record, deeded to Gus Capps; thence with the easterly margin of the Whites Creek Pike 200 feet to a point; thence north 58 degrees 57' east (which line is parallel to Lot #1 of the Clyde L. Owens subdivision, not of record) 230 feet to a point; thence in a southerly direction and parallel to the easterly margin of Whites Creek Pike 200 feet to the northerly line of the Clude L. Owens Lot #1; thence with said line 200 feet to the margin of Whites Creek Pike, point of beginning; containing one acre, more or less.

Being the same property conveyed to The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000, Gus M. and Margaret B. Capps, Trustees, by Quitclaim Deed dated July 17, 2000, from Gus M. and Margaret B. Capps, of record in Instrument Number 200007260073820, Register's Office, Davidson County, Tennessee.

This is improved property known as 4699 Whites Creek Pike, Whites Creek, TN 37189.

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 13th day of November, 2008.

Bryan Capps

Bryan Capps, Successor Trustee,
The Gus M. and Margaret B. Capps
Revocable Living Trust
dated July 17, 2000

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Bryan Capps
Affiant

Sworn to and subscribed to before me, this the 13th day of November, 2008.

Brooke Siegel
Notary Public

My Commission Expires:
8/23/11

BROOKE SIEGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Bryan Capps, Successor Trustee, The Gus M. and Margaret B. Revocable Living Trust dated July 17, 2000**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2008.

Brooke Siegel
Notary Public

My Commission Expires:
8/23/11

