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

BILL GARRETT, Davidson County
Trans:T20090034521 DEEDQC
Recvd: 05/26/09 14:15 4 pgs
Fees:22.00 Taxes:0.00
20090526-0048263

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED - DEED OF CORRECTION

Address of New Owners:	Send Tax Bills To:	Map and Parcel No.
Bryan Capps 4685 Whites Creek Pike Whites Creek, TN 37189	Same	040 00 0 007.00

WHEREAS, by Quitclaim Deed dated November 13, 2008 ("Prior Deed"), of record as Instrument Number 20081120-0114456, Register's Office for Davidson County, Tennessee, **Bryan Capps, Successor Trustee, The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000,** ("Grantor") conveyed all of its right, title and interest in and to certain tracts of land in Davidson County, Tennessee to **Bryan Capps** ("Grantee"); and

WHEREAS, the legal description was incorrect; and

WHEREAS, the parties hereby jointly execute this Deed of Correction in order to correct the legal description in the Prior Deed.

NOW, THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan Capps, Successor Trustee, The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000,** and **Bryan Capps,** agree to amend the Prior Deed by amending and restating its provisions in their entirety as follows:

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 certain tracts of land in Davidson County, Tennessee, described more fully as follows:

TRACT NO. 1: Beginning at an iron pin on the southern boundary line of the Capps property, said point being 291.9 feet eastwardly from the easterly margin of Whites Creek Pike; thence with southern boundary line of said Capps' property north 58 degrees 57' east, 434 feet to a walnut tree; thence north 73 degrees 16' east 208.3 feet to a cherry stump; thence south 10 degrees 11' east 1154.2 feet to a point in the northern boundary line of the Billis' property at a twelve inch hickory; thence with the said Billis' northern boundary line south 82 degrees 42' west 510 feet to an iron pin; thence north 18 degrees 02' west 964.8 feet to beginning, containing 14.06 acres.

TRACT NO 2: Being Lots Nos. 1, 2 and 3 on the plan of a subdivision of part of the Clude L. Owens tract, not of record, beginning at an iron pin on the easterly margin of Whites Creek Pike at the southwest corner of the property conveyed to Capps; thence with the easterly margin of said Whites Creek Pike southeastwardly 486.5 feet to the southwest corner of lot no. 4 northeastwardly 250 feet thence north 16 degrees 02' west 548.8 feet to an iron pin in the southern boundary line of Capps' property; thence with the said southern boundary line of Capps' property 58 degrees 57' west 291.9 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPEFICIALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING: that certain property conveyed to Larry F. Capps and wife, Rosa Capps, by Warranty Deed from Gus Capps and wife, Margaret B. Capps, dated May 1, 1957, of record in Book 2645, page 335, Register's Office, Davidson County, Tennessee, and being described as follows:

Land in the 14th Civil District of the said County and State described as follows:

Beginning at an iron pin in the northerly line of Clyde L. Owens Subdivision not of record; thence North 58° 57' East 434 feet to a walnut tree; thence North 73° 16' East 208.3 feet to a cherry stump; thence South 10° 11' East 1154.2 feet to a hickory; thence South 82° 24' West 510 feet to an iron pin in Billis' line, the Southeast corner of Dutton's Lot; thence North 18° 02' west 964.8 feet to the point of beginning, containing 14.06 acres.

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 200007260073821, Register's Office, Davidson County, Tennessee.

(Descriptions from Prior Deeds of record)

* Gus M. Capps and Gus Capps are one and the same person.

This is improved property known as 4685 Whites Creek Pike, Whites Creek, TN 37189.

IN WITNESS WHEREOF, the parties hereby affix their signatures on this the 30th day of April, 2009.

Bryan Capps

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

Bryan Capps

Bryan Capps

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 30th day of April, 2009.

Brooke Siegel

Notary Public

My Commission Expires:
8/23/11



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 30th day of April, 2009.

Brooke Siegel
Notary Public

BROOKE SIEGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/23/11

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,** 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 30th day of April, 2009.

Brooke Siegel
Notary Public

My Commission Expires:
8/23/11

BROOKE SIEGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY