BOX 10-B

BILL GARRETT, Davidson County
Trans:T20100063077 DEEDWARR
Recvd: 10/05/10 14:57 2 pgs
Fees:13.00 Taxes:259.00

20101005-0079762

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

x John T Capps Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 2010.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN T. CAPPS, SR.	ALICE T. SANSOM	091-10-0-407.00
(NAME) 5802 LESLIE AVENUE	(NAME) 115 RURAL AVENUE	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALICE T. SANSOM, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T. CAPPS, SR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee being Lot No. 46 and the westerly 16 feet of Lot No. 45 on the Plan of the subdivision of Lots Nos. 39 and 40, in the division of the B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot 46 and the westerly part of Lot 45 front together 66 feet on the northerly side of Leslie Avenue and extends back 150 feet to an alley.

Being the same property conveyed to ALICE T. SANSOM, by deed from JAMES M. CAUTHRON AND BARRY CAUTHRON, THE ONLY HEIRS AT LAW OF LUCILLE CAUTHRON, of record as Instrument No. 20000626-0062938, dated June 23, 2000, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as 5802 LESLIE AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 5th day of October, 2010.

Alice T. Sansom

ALICE T. SANSOM

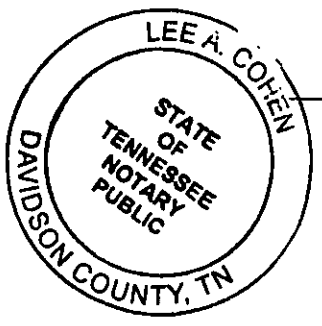
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice T. Sansom**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2010.

My commission expires: **August 23, 2011.**



Lee A. Cohen

Notary Public