**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.**

BILL GARRETT, Davidson County
Trans:T20100079851 DEEDQC
Recvd: 12/20/10 12:39 3 pgs
Fees:18.00 Taxes:88.80
20101220-0101003

**BARRY N. CAPPS and wife, NANCY CAPPS**

TO: QUITCLAIM DEED

**TIMOTHY N. CAPPS**

THIS QUITCLAIM DEED OF REALTY, executed as of the 17th day of December, 2010, by Grantors, **BARRY N. CAPPS and wife, NANCY CAPPS**, to Grantee, **TIMOTHY N. CAPPS**, unmarried, Witnesseth:

That Grantors do hereby quitclaim and convey unto Grantee an undivided one-tenth (1/10) interest of the Grantors' right, title and interest, in and to certain realty situated in the 14th Civil District of Davidson County, Tennessee, and being bounded and described as follows:

> Beginning at a spike set in the center of Stenberg Road at a corner common to lands now or formerly owned by Barry Capps, etux, and the most northerly corner of the lands herein described; said spike being located North 49°53'51", West 55.90 feet from an iron pin set in the dividing property line; thence, from the beginning along said Capps' line and being marked by iron pins as follows: South 49°53'51" East 690.59 feet, North 66°06'46" East 282.15 feet, and North 44°51'16" East 293.85 feet to an iron pin set at a corner of lands now or formerly owned by Martha Jo Albers; thence along said Albers' line South 77°07'45" East 127.87 feet to an iron pin set in a line of lands now or formerly owned by John Bostelman, etux; thence along said Bostelman's line as follows: South 02°03'24" West 313.07 feet to an 8 inch dead persimmon tree, and South 07°05'01" East 295.72 feet to a 30 inch poplar tree at a corner of lands now or formerly owned by Oliver Waller, etux; thence along said Waller's line as follows: South 39°00'16" West 656.17 feet to an iron pin set at a rotted stump, and North 38°18'34" West 43.61 feet to an iron pin set at a corner of lands now or formerly owned by Richard G. Carney, etux; thence along said Carney's line as follows: North 38°44'47" West 1231.30 feet to an iron pin set in the center of an (unknown) creek, and North 44°35'42" West 90.06 feet to a spike set in the center of Stenberg Road; thence along the center of said road as it meanders northeasterly 134.81 feet to a spike and northeasterly 111.85 feet to the point of beginning, containing 16.861 acres, more or less, according to a survey of Tommy E. Walker, Surveyor, March 24, 1995; being Map and Parcel No. 039-00-0-045.00 on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> This being the same realty conveyed to Barry N. Capps by deed of record in Book 9707, Page 656, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Barry N. Capps

Barry N. Capps

Nancy Capps

Nancy Capps

GRANTORS

STATE OF TENNESSEE )
)
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Barry N. Capps and Nancy Capps** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17th day of December, 2010.

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Christina M Bartee

Notary Public
My commission expires: September 30, 2013

Property Owners Name and Mailing Address:

TIMOTHY N. CAPPS
4369 Stenberg Rd
Whites Creek, TN 37189

Person or Entity Responsible for Payment of Property Taxes:

SAME

Property Address:

4369 Stenberg Rd
Whites Creek, TN 37189

STATE OF TENNESSEE, ROBERTSON COUNTY

The actual consideration given for this conveyance is **$24,000.00**

Nancy Cayce
Affiant

Subscribed and sworn to before me this the 17th day of December, 2010.




Christina M Bartee
Notary Public

My Commission Expires: September 30, 2013

This Instrument Prepared By:
Christina M. Bartee, Attorney at Law
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172