BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

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

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

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALICE T. SANSOM	**SAME**	**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)	

QUITCLAIM 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, JOHN T. CAPPS, SR., UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY IN **FEE SIMPLE** UNTO **ALICE T. SANSOM, HER 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 Lots 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 John T. Capps, Sr., unmarried, from Alice T. Sansom, unmarried, by deed dated October 5, 2010 of record as Instrument No. 20101005-0079762, Register's Office for Davidson County, Tennessee. .

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

It is the intention and agreement of the parties hereto that the Deed of Trust executed by the Grantor, to the Grantee, dated October 5, 2010 of record as Instrument No. 20101005-0079763, Register's Office for Davidson County, Tennessee, shall not be merged into fee simple title and shall continue to and does hereby remain in full force and effect.

BILL GARRETT, Davidson County
Trans:T20130010299 DEEDQC
Recvd: 02/06/13 13:15 2 pgs
Fees:12.00 Taxes:0.00
20130206-0012392

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)

Whenever 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 5 day of February, 2013.

John T. Capps Sr.
JOHN T. CAPPS, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 5th day of February, 2013.

My Commission Expires: MAY 5, 2015.

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

Lee A. Cohen
Notary Public