Instr:200003210028884 Page: 1 OF 2
REC'D FOR REC 03/21/2000 2:16:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3163.50

FROM: James E. Richards and wife, Barbara H. Richards

TO: Susie Capital, a Tennessee general partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Susie Capital	SAME	Map 117-13B
205 Powell Place		Parcel 009 CO
Brentwood, TN 37027		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $855,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2000.

NOTARY PUBLIC

DEBRA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: My Commission Expires JULY 26, 2003

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES E. RICHARDS AND WIFE, BARBARA H. RICHARDS**, hereinafter referred to as "GRANTORS", has bargained and sold, and by these presents do transfer and convey unto **SUSIE CAPITAL, a Tennessee general partnership**, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 408 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6653, page 124, Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Richards and wife, Barbara H. Richards by deed from Gary W. Fox, d/b/a Realty Group, of record in Book 7216, page 356, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

1. 2000 Metro County taxes.

2. All matters as shown on the plan of record in Book 6250, pages 419-421, , amended in Book 6653, page 124, Book 6771, page 683 and Book 6800, page 164, said Register's Office.

3. Restrictive Covenants and Reciprocal Easements for Phase One, Abbottsford of record in Book 6478, page 177, Book 6530, page 242 said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Book 6537, page 303; as amended in Book 6576, page 509 and Book 6578, page 303, said Register's Office.

5. Declarations of Covenants, Conditions, Restrictions for Abbottsford of record in Book 8106, page 1, as amended in Book 8627, page 254; Book 9381, page 876, and Book 10458, page 810, said Register's Office.

6. Water Line easement of record in Book 1037, page 572, and Book 1286, page 690, said Register's Office.

7. Storm water detention agreement of record in Book 6555, page 328, said Register's Office.

8. Restriction of record in Book 7384, page 376, said Register's Office.

This is improved property known as 408 Hyde Park, Nashville, Tennessee 37215.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 its hand this 20th day of March, 2000.

James E. Richards

By: _____
Ames Davis, Attorney-in-fact

Barbara H. Richards

By: _____
Ames Davis, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **AMES DAVIS**, with whom I am personally acquainted and who upon his oath acknowledged himself to be **ATTORNEY-IN-FACT**, of the within named bargainor, James E. Richards, and that he as such **ATTORNEY-IN-FACT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **ATTORNEY-IN-FACT**.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **AMES DAVIS**, with whom I am personally acquainted and who upon his oath acknowledged himself to be **ATTORNEY-IN-FACT**, of the within named bargainor, Barbara H. Richards, and that he as such **ATTORNEY-IN-FACT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **ATTORNEY-IN-FACT**.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: _____

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