Instr:200006260063440 Page: 1 OF 2
REC'D FOR REC 06/26/2000 3:11:36PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

41
605

QUITCLAIM DEED

FROM: PEACHES G. SIMPKINS

TO: SUSIE CAPITAL

This instrument Was Prepared by:
Gregory D. Smith
Farris, Warfield & Kanaday, PLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Susie Capital P.O. Box 150829 Nashville, TN 37215	(SAME)	Map 117-13B; Parcel 009 CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ***Irby C. Simpkins, Jr. v. Peaches G. Simpkins*, Civil Action No. 00D-156, 6th Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 26 day of June, 2000.

Notary Public

My Commission Expires: 9-29-01

This transaction is exempt from tax pursuant to T.C.A. Sec. 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled ***Irby C. Simpkins, Jr. v. Peaches G. Simpkins*, Civil Action No. 00D-156 in the 6th Circuit Court for Davidson County, Tennessee**, Peaches G. Simpkins does hereby quitclaim unto the said Susie Capital, its heirs, successors, and assigns, all of her right, title and interest in and to that 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 Susie Capital by deed dated March 20, 2000 from James E. Richards and wife, Barbara H. Richards, of record as Instrument No. 200003210028884, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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 6553, page 124, Book 6771, page 683, 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 and 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, TN 37215.

Witness my hand this 23rd day of June, 2000.

Peaches G. Simpkins

PEACHES G. SIMPKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine S. Ryan, a Notary Public of said County and State, PEACHES G. SIMPKINS, 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 23rd day of June, 2000.

Katherine S. Ryan

Notary Public

My Commission Expires: 11-30-2002

412343.1 6/22/00