Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #00-1238

WARRANTY DEED

Instr:200006260063504 Page: 1 OF 2
REC'D FOR REC 06/26/2000 3:27:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $463.98

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruby S. Capps,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Arran J. Addington, and spouse, Stephanie A. Addington,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 80, Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 80 fronts 90 feet on the south side of Elaine Drive and runs back between lines 192.7 feet on the west line and 193.3 feet on the east line in the rear, and measuring 90 feet thereon.

Being the same property conveyed to Miller L. Capps and wife, Ruby S. Capps by deed of record in Book 6639, Page 906, Registers office for said County. Miller L. Capps is now deceased.
Ruby S. Capps appointed Travis G. Huffines as her Attorney in Fact by Real Property Power of Attorney recorded as instrument number 200001250008151, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 513 Elaine Drive, Nashville TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of June, 2000

Ruby S. Capps by Travis G. Huffines,
As her attorney—in-fact
by Travis G. Huffines, Atty in Fact

State of Tennessee)
County of Davidson)

On this 22nd day of June, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Travis G. Huffines as attorney-in-fact for Ruth [illegible] Capps, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125,400.00.

Affiant

Sworn and subscribed before me on this the 22nd day of June, ~~20~~00.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Arran J. Addington	Mortgage Resources Inc.	147-1-76
513 Elaine Drive	404 BNA Drive, Suite 400	
Nashville, TN 37211	Nashville, TN 37217	