Davidson County DEEDWARR
Recvd: 12/08/00 12:16 2pgs
Fees:11.00 Taxes:1513.30
20001208-0121130

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17604**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $409,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2000. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARK S. ABBETT 609 Wilson Boulevard Nashville, Tennessee 37215	CAPITAL BANK & TRUST 1820 West End Avenue Nashville, Tennessee 37203	MAP 116-4 PAR 151 FB 7DA6430

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CARLYLE W. CARROLL AND WIFE, JANE F. CARROLL AND MAMIE CRAIG NISCHAN HELDMAN, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK S. ABBETT, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 609 Wilson Boulevard, Nashville, Tennessee 37215 and is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2000.

CARLYLE W. CARROLL

JANE F. CARROLL

MAMIE CRAIG NISCHAN HELDMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CARLYLE W. CARROLL, JANE F. CARROLL AND MAMIE CRAIG NISCHAN HELDMAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2000.

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 Block "F" on the Plan of W. M. Cantrells Subdivision, as of record in Plat Book 332, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carlyle W. Carroll and wife, Jane F. Carroll and Mamie Craig Nischan Heldman by deed from Frances G. Elizer, an unmarried person of record as Instrument No. 200005020043788, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 3932, page 703; and (2) All matters appearing on the Plan of record in Plat Book 332, page 85, said Register's Office.