40-A

WARRANTY DEED

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BETTY SKEETERS (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 149-02-0-B
672 Piccadilly Square (ADDRESS)	P. O. BOX 199077 (ADDRESS)	PARCEL 028CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 75219-9077 (CITY) (STATE) (ZIP)	F.B.#: 02DX-07748

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARK J. CAPPS AND WIFE, LADONNA G. CAPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY SKEETERS, MARRIED

M.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Final Plan of Piccadilly Square, Phase II, a Planned Unit Development, as of record in Book 6250, Pages 92-94, amended in Book 6546, Page 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark J. Capps and wife, LaDonna G. Capps, by Deed from Marvin Moore and wife, Janice Moore, of record in Book 8565, Page 94, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Piccadilly Square, of record in Book 6236, Page 683, amended in Book 6295, Pages 506, 520, 534, Book 6300, Page 403, rerecorded in Book 6306, Page 833, and further amended in Book 6496, Pages 100, 107, 114, Book 6518, Pages 184 & 190, and Book 6830, Page 739, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 11/02/01 15:55 2pgs
Fees:13.00 Taxes:370.00

20011102-0120079

unimproved ( )
This is improved (X) property, known as 672 Piccadilly Square, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 31st day of October 2001

MARK J. CAPPS

LADONNA G. CAPPS

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK J. CAPPS AND WIFE, LADONNA G. CAPPS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 31st day of October, 2001.

Commission expires 05/28/03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public