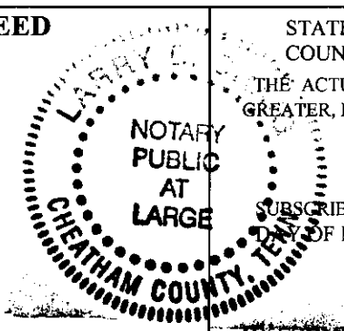
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 15:54 2 pgs
Fees:13.00 Taxes:1184.00
20080530-0055449



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

James E Dillingham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. DILLINGHAM	SAME	MAP 102-11 PAR 10
(NAME)	(NAME)	
6816 FLEETWOOD DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **DEAN DRAKE CAPLINGER, a single woman, by and through CONNIE L. CAPLINGER, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DILLINGHAM AND WIFE, VICKIE L. DILLINGHAM** , 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. 391 on the Plan of Brook Meade Subdivision, Section X, of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bobby W. Caplinger and wife, Dean Drake Caplinger by deed of record in Book 2703, page 475, Register's Office for Davidson County, Tennessee; the said Bobby W. Caplinger having since died on 4/9/08 the property vests in Dean Drake Caplinger as surviving tenant by the entirety.

Connie L. Caplinger executes this instrument as Attorney in Fact for Dean Drake Caplinger pursuant to Power of Attorney for Dean D. Caplinger of record in Instrument No. 20080530-0055448, Register's Office for Davidson County, Tennessee.

Dean Drake Caplinger and Dean D. Caplinger are one and the same person.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 713 ADKISSON LANE, NASHVILLE, TN 37205
(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 my hand(s) this 28th day of May, 2008

Dean Drake Caplinger
DEAN DRAKE CAPLINGER

Connie L. Caplinger
BY: CONNIE L. CAPLINGER, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CONNIE L. CAPLINGER, 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, and further acknowledged that she is the Attorney In Fact for DEAN DRAKE CAPLINGER and is authorized by DEAN DRAKE CAPLINGER to execute this instrument on her behalf.

WITNESS my hand and official seal this 28th day of May, 2008.

NOTARY PUBLIC

My commission expires: 12-21-2011

