WARRANTY DEED

BOOK 4321 PAGE 349

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALDWELL FURNITURE SHOP, INC. (NAME)	SAME (NAME)	Map. 71
6221 CLARKSVILLE HWY. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 79
JOELTON, TENN. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and 00/100 ($10.00)

DOLLARS

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we, Albert Garner Caldwell and wife, Ruby Ella Caldwell

have bargained and sold, and by these presents do transfer and convey unto the said Caldwell Furniture Shop, Inc., a Tennessee Corporation its successors ~~and~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at a monument in the westerly margin of U.S.Highway 41 A 135.1 feet north of the Donald Carney property; south 22° 30 minutes west, a distance of 548.0 feet to an iron pin; thence north 71° 0 minutes east, a distance of 45 feet to an iron pin; thence north 38° 0 minutes east, a distance of 123.5 feet to an iron pin; thence north 1° 0 minutes west, a distance of 201.0 feet to a fork of a Sycamore tree; thence north 14° 30 minutes east to an iron pin in the westerly margin of U.S. Highway 41 A; and thence south 63° 0 minutes east, a distance of 127.9 feet along the westerly margin of said highway to the concrete monument, same being the point of beginning and containing 1.5 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55.00

Subscribed and sworn to before me, this the 1st day of JANUARY 19 69

C. Edward Cramer
Affiant

My commission expires: Aug. 15, 1972.
(Affix Seal)

Thera Thomas Cayce
Notary Public

It is agreed and understood between the Grantors and the Grantee that, for a portion of the consideration received, the Grantee shall have and enjoy the right of ingress and egree through and across the adjoining property of the Grantors along an existing gravel driveway. It is further agreed and understood by and between the Grantors and Grantee that this right of ingress and egress shall exist, continue and remain in effect so long as the property herein conveyed is vested in the name of the Grantee.

Being part of the property conveyed to Albert Garner Caldwell and wife, Ruby Ella Caldwell, by deed of record in Book ____ Page _____ Register's Office of Davidson County, Tennessee.

This document prepared by:
C.Edward Coomer, Attorney
Omer.Taylor, Coomer & Jenkins
Parkway Towers, Suite 1703
Nashville, Tennessee 37219

This is unimproved ( ) improved (XX) property, known as 6221 Clarksville Highway, Joelton, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Caldwell Furniture Shop, Inc., a Tennessee Corporation, its successors ~~heirs~~ *and assigns, forever.*

And We *do covenant with the said* Caldwell Furniture Shop, Inc. *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.*

And We, Albert Garner Caldwell and wife, Ruby Ella Caldwell *do further covenant and bind* ourselves, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Caldwell Furniture Shop, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 1st *day of* JANUARY, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Albert Garner Caldwell

x Ruby Ella Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Edward Coomer, *a Notary Public in and for said County and State, the within named* Albert Garner Caldwell and wife, Ruby Ella Caldwell

the bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17 *day of* JANUARY, *19*69.

Edward Coomer, *Notary Public.*

Commission Expires 11/12/69.

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , *this* *day of* , *19* .

, *Notary Public.*

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , *a Notary Public of the State and County aforesaid, personally appeared* , *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* , *the within named bargainor, a corporation, and that* *he as such* , *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* .

Witness my hand and seal, at office in ,
this *day of* , *19* .

Notary Public

Commission Expires .

MAR 27 69	CONV	*5,000.00				
MAR 27 69	S'TAX		A*	13.00		
MAR 27 69	PR'FEE		A*	.50		
MAR 27 69	W'DEED		A*	6.00	*	19.50

WARRANTY DEED

FROM

Albert Garner Caldwell and wife, Ruby Ella Caldwell

TO

Caldwell Furniture Shop, Inc. A Tennessee Corporation

A 3 5 3 5 3

IDENTIF. REFERENCE

MAR 27 2 52 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE