FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,686.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 70.

Notary Public

MY COMMISSION EXPIRES: MAY 8, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy D. Caldwell (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	4D-48455
116 Claudia Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 44-13-39
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of - - - - - $10.00 - - - - - - - - - - - - - - -

- - - TEN AND NO/100 DOLLARS - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 3594, page 297, Register's Office for Davidson County, Tennessee,

We, Kenneth Wayne Crutcher and wife, Nellie H. Crutcher,

have bargained and sold, and by these presents do transfer and convey unto the said Roy D. Caldwell and wife, ~~Brenda Joy Binkley~~ their Brenda Joyce Binkley Caldwell, 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. 9 on the Map of The Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Bettie Drive, at the common corner of Lots Nos. 8 and 9; thence northeasterly with the line between said two lots, 120.6 feet to a common corner of Lots Nos. 8, 9 and 6; thence southeasterly with the line between said Lots Nos. 6 and 9, 100.0 feet to a point in the northwesterly margin of Claudia Drive; thence with the margin of said Drive, southwesterly 95.5 feet to a point; thence around a curve, westerly 39.27 feet to a point in the northeasterly margin of Bettie Drive; thence with the margin of said Drive, westerly 75.0 feet to the point of beginning.

Being the same property conveyed to Kenneth Wayne Crutcher and wife, Nellie H. Crutcher, by deed from Charles Edward Drake and wife, Patricia C. Drake, of record in Book 4047, page 353, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 116 Claudia Drive, Old Hickory, Tennessee 37138
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 hands this 23rd day of January, 19 70

Kenneth Wayne Crutcher

Nellie H. Crutcher

STATE OF TENNESSEE
Davidson County

BOOK 4394 PAGE 211

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Wayne Crutcher and wife, Nellie H. Crutcher

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 23rd day of January 1970

Commission expires MAY 8, 1973

Joni Glascock
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Kenneth Wayne Crutcher et ux

TO
Roy D. Caldwell et ux

KK&A BOX #4

A 67080

IDENTIF. REFERENCE

JAN 28 2 47 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

#10,686.40

JAN28 70	CONV	10,686.40			
JAN28 70	S'TAX		A*	~~27.68~~ 27.82	
JAN28 70	PB'FEE		A*	.50	
JAN28 70	W'DEED		A*	3.00	* ~~30.18~~ $31.32