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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Wm N. Dearborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 1970.

Notary Public

MY COMMISSION EXPIRES: October 28, 1974
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dearborn, Berry & Warner, Attys, 400 Commerce Union Bank Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie Mae Caldwell (NAME)	Same (NAME)	Map 34-9
1550 Gallatin Road, N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 25
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Map 34-5 Par. 120 Pt

FOR AND IN 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, Hugh G. Caldwell, Jr., and James Gray Caldwell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessie Mae Caldwell, a widow, hereinafter called the Grantee, all their right, title and interest

IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the northerly part of Lot No. 6 on the map of the Bransford Realty Company's Alta Loma Subdivision on the Gallatin Pike as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, described according to a survey made on May 26, 1938, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a point in the center of the Gallatin Pike said point being 411.3 feet northerly from the southeasterly corner of said lot No. 6; running thence in a northeasterly direction with the center of the said pike 502.7 feet to a point in the center of said pike, the northeasterly corner of said Lot No. 6; thence north 86° 50' west along a 40-foot road and a 30-foot reserved strip 1244 feet to a post on the right-of-way line of the L. & N. Railroad; thence southwardly along the right-of-way line of said railroad 327 feet to a stake, said stake being in the west line of Lot No. 6; thence south 78° 45' east 1139 feet to the point of beginning, containing by survey 11.2 acres, more or less.

This is part of the same property acquired by H. G. Caldwell and J. H. Gray by deed of record in Book 615, page 594, Register's Office for Davidson County, Tennessee, and being the same property quitclaimed to H. G. Caldwell by J. H. Gray by instrument of record in Book 1090, page 278, R.O.D.C., Tenn., and being the same property acquired by Grantors and Grantee herein as the only heirs at law and surviving widow of Hugh G. (H. G.) Caldwell who died August 25, 1970, intestate.

The purpose of this transfer is to vest in Grantee all right, title and interest in the property transferred.

This is unimproved (x) improved ( ) property, known as Gallatin Road, North, Madison, Tennessee 37115
(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 25th day of November, 1970.

Hugh G. Caldwell, Jr.

James Gray Caldwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elaine E. Dowe, a Notary Public in and for said County and State, the within named Hugh G. Caldwell, Jr., and James Gray 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 25th day of November 19 70.

Commission expires October 22, 1974 Elaine E. Dowe
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
HUGH G. CALDWELL, JR., ET AL

TO
JESSIE MAE CALDWELL

A 97437

IDENTIF. REFERENCE

Nov 25 2 33 PH '70

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV25 70	CONV	17,500.00			
NOV25 70 S'TAX			A*	45.50	
NOV25 70 PR'FEE			A*	.50	
NOV25 70	W'DEED		A*	3.00	* 49.00