# WARRANTY DEED

BOOK 4534 PAGE 803

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Hugh H. Caldwell, et ux (NAME) | Same (NAME) | Map 81 |
| Mail → 707 Harding Pl. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pcl 8 |
| Nash - Tenn (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pcl |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100 ($10.00)

..... *Dollars,*

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations

Jimco, Inc.

*have this day bargained and sold, and do hereby transfer and convey unto the said* Hugh H. Caldwell and wife, Nancy G. Caldwell

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a part of tract No. 9 on the Plan of the G. W. Ankenbaurer Estate, as divided in Chancery Court under Rule No. 65611 and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated July 28, 1965, as follows: BEGINNING at the southwest corner of the intersection of 28th Avenue, North, and the Clarksville Highway (U.S.41) and running thence with the southerly margin of said highway north 55° 50' west 60 feet to a point; thence, south 34° 10' west 150 feet to a point; thence, south 55° 50' east 60 feet to a point in the westerly margin of said Avenue, north 34° 10' east 150 feet more or less to the beginning.

Being the same property conveyed to Jimco, Inc. by Warranty Deed from Third National Bank in Nashville of record in Book 4390, page 156, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 7th day of September 1971

Affiant Hugh H. Caldwell

My commission expires: ~~(Affix Seal)~~ Notary Public W. Collier Register

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Hugh H. Caldwell and wife, Nancy G. Caldwell

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hugh H. Caldwell and wife, Nancy G. Caldwell

their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness hand this* 7th *day of* September, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JIMCO, INC.

By: James F. Drake Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4534 PAGE 804

*Personally appeared before me,* ..... *, a Notary Public in and for said County and State,* .....

.....

.....

*the within named 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.....Tennessee, this.....day of....., 19.....*

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

*Witness my hand and seal, at office in* Nashville *, this* 7th *day of* September *, 19* 71

James R. Omer *Notary Public*

*Commission expires* 2-7-73

**WARRANTY DEED**

FROM

JIMCO, INC.

TO

Hugh H. Caldwell, et ux

THIS INSTRUMENT WAS PREPARED BY:
James R. Omer
Attorney at Law
1703 Parkway Towers
Nashville, TN 37219

B 29597

IDENTIF. REFERENCE →

SEP 7 2 08 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title

Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

| | | | | | |
|---|---|---|---|---|---|
| SEP-71 | CONV | 45,000.00 | | | |
| SEP-71 | S'TAX | | A* | 117.00 | |
| SEP-71 | PR'FEE | | A* | .50 | |
| SEP-71 | W'DEED | | A* | 4.00 | * 121.50 |