THIS INSTRUMENT WAS PREPARED BY JOHN M. BARKSDALE, ATTORNEY, SEVENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENN. 37219.

BOOK 4989 PAGE 484

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	TAX BILLS TO:	MAP PARCEL NUMBERS:
H. G. Hill Realty Company 2995 Sidco Drive Nashville, Tennessee 37204	Same	92-12-251, 252, 253

FOR AND IN CONSIDERATION of the sum of THIRTY-TWO THOUSAND FIVE HUNDRED and NO/100 ($32,500.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, WENTWORTH CALDWELL, JR., and wife, BARRY MITCHINER CALDWELL, have this day bargained and sold and do hereby transfer and convey unto H. G. HILL REALTY COMPANY, a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

FIRST TRACT: Being part of Lot No. 187 on the Plan of John Boyd's Home Place, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Being on the southerly margin of State Street at the corner of Lots Nos. 186 and 187; thence with said tract eastwardly 50 feet to the corner of Lots Nos. 187 and 188; thence with the line between said two lots, southwardly 75 feet; thence westwardly 5 feet; thence southwardly 95 feet to the northerly margin of an alley; thence with said alley westwardly 45 feet to the corner of Lots Nos. 186 and 187; thence with the line between said two lots northwardly 170 feet to the beginning.

SECOND TRACT: Being the north 75 feet of Lot No. 188 in the Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 188 fronts 50 feet on the southerly side of State Street and runs back between parallel lines along the westerly margin of 18th Avenue, North, 75 feet to a dead line.

Being the same property conveyed by Nashville Bank and Trust Company, Trustee for Wentworth Caldwell, Jr., to Wentworth Caldwell, Jr., of record in Book 3280, page 499, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said H. G. HILL REALTY COMPANY, its sucessors 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 the said H. G. HILL REALTY COMPANY, its successors and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 12th day of January, 1976.

Wentworth Caldwell Jr.
WENTWORTH CALDWELL, JR.

Barry Mitchiner Caldwell
BARRY MITCHINER CALDWELL

D 32585

IDENTITY REFERENCE

JAN 19 1 29 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, WENTWORTH CALDWELL, JR., and BARRY MITCHINER CALDWELL, the within named 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 the 15th day of January, 1976.

H. D. Thompson
NOTARY PUBLIC

My commission expires:
H. D. THOMPSON
NOTARY PUBLIC — STATE OF TN
My Commission Expires
November 8, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Wentworth Caldwell Jr.
AFFIANT

Subscribed and sworn to before me
this the 15th day of January, 1976.

H. D. Thompson
NOTARY PUBLIC

My commission expires:
H. D. THOMPSON
NOTARY PUBLIC — STATE OF TN
My Commission Expires
November 8, 1977

JAN 1976	CONV	32,500.00			
JAN 1976	S'TAX		B*	84.50	
JAN 1976	PR'FEE		B*	.50	
JAN 1976	W'DEED		B*	4.00	* 89.00