This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5058 PAGE 428

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Terrell, et ux (NAME:)	Security Federal Savings & Loan Assn. (NAME:)	Map 49
3710 Westport Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Parcels 16 & 17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid by David L. Terrell and wife, Carolyn H. Terrell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

AUG 18 ??	CONV	50,000.00			
AUG 18 ??	S'TAX		B*	130.00	
AUG 18 ??	PR'FEE		B*	.50	
AUG 18 ??	W'DEED		B*	8.00	* 138.50

We, Billy Wayne Caldwell and wife, Juanita Smith Caldwell,

have bargained and sold, and by these presents do transfer and convey unto the said David L. Terrell and wife, Carolyn H. Terrell,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in the 13th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Described according to a survey made by Z. J. Wilkinson, Surveyor, April 3, 1959, as follows:
Beginning at an iron pin in the northerly margin of Westport Drive at the southwest corner of the property conveyed to Billy Wayne Caldwell and wife, by deed from Howard B. Moore and wife, of record in Book 2926, page 445, Register's Office for said County; thence with Caldwell's westerly line north 0° 07' east 375.37 feet to a point in the southerly line of the property conveyed to Jeff Taylor Dunaway and wife, by deed from Howard B. Moore and wife, of record in Book 2965, page 52, said Register's Office; thence with said Dunaway's southerly line south 75° 25' west 129 feet to the northeast corner of the property conveyed to Russell Truett and wife, by deed from Howard B. Moore and wife, of record in Book 2927, page 258, said Register's Office; thence with the said Truett's easterly line south 0° 07' west 343.12 feet to an iron pin in the northerly margin of said Drive; thence with the northerly margin of said Drive, north 89° 53' east 125 feet to the beginning.

TRACT NO. 2: Being part of Tract No. 1 as conveyed in the deed from W. H. Thompson, Sr., et al, to Howard B. Moore and wife, of record in Book 2735, page 235, Register's Office for said County, and described partially according to a survey made April 3, 1959, by Z. J. Wilkinson, Surveyor, as follows, being designated Tract Twelve:
Beginning in the northerly margin of Westport Drive at a point 25 feet south 89° 53' west of the southwesterly corner of the property conveyed to F. T. Meadows by deed of record in Book 2707, page 49, said Register's Office, and running thence

(continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 13th day of August, 19 76

Affiant

My commission expires: 12/3/78 (Affix Seal)

Notary Public

along the northerly margin of Westport Drive, south 89° 53' west 100 feet to a point; thence north 0° 07' east 375.37 feet to a point; thence north 75° 25' east 67.5 feet to the northwesterly corner of property conveyed to J. V. Winters by deed of record in Book 2707, page 79, said Register's Office; thence along Winters' westerly line and the westerly line of property conveyed to C. D. Mayo by deed of record in Book 2636, page 366, said Register's Office; thence south 13° 09' east 132 feet to a point in Mayo's westerly line; thence south 0° 07' west 262.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Billy Wayne Caldwell and wife, Juanita Smith Caldwell, by deed from Charles Burton Smith and wife, Ellie Walton Smith, of record in Book 4171, page 121, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3710 Westport Drive (House Number) (Street) Nashville, Tennessee 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 David L. Terrell and wife, Carolyn H. Terrell their *heirs and assigns, forever.*

And we *do covenant with the said* David L. Terrell and wife, Carolyn H. Terrell *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.*, except for 1976 taxes which are prorated and assumed by grantees.

And we, Billy Wayne Caldwell and wife, Juanita Smith Caldwell *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David L. Terrell and wife, Carolyn H. Terrell *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 13th *day of* August, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy Wayne Caldwell
Juanita Smith Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Billy Wayne Caldwell and wife, Juanita Smith Caldwell

.....

.....

*the bargainor*s*, 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* 13th *day of* August, *19* 76.

John R. Holland II, *Notary Public.*

Commission Expires 12/3/78.

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.....

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WARRANTY DEED

FROM

Billy Wayne Caldwell, et ux

TO

David L. Terrell, et ux

D 6 3 6 8 1

IDENTIF. REFERENCE

AUG 18 8 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208