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BOOK 5083 PAGE 443

FORM NO. WD-1

IDENTIF. REFERENCE

OCT 29 3 16 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,556.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 76

Notary Public

MY COMMISSION EXPIRES: 2/17/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. CALDWELL, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	074-08
7017 Bonnavent Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	047
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	BH

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, LEONARD K. MORGAN and wife, ROSE ANN MORGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. CALDWELL and wife, MARY L. CALDWELL

HEREINAFTER CALLED THE GRANTEES, 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. 796 on the Map of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

SAID Lot No. 796 fronts 85.0 feet on the westerly side of Bonnavent Drive and extends back 152.66 feet on the northerly line and 152.25 feet on the southerly line to a dead line, measuring 85.0 feet thereon.

BEING the same property conveyed to Leonard K. Morgan and wife, Rose Ann Morgan, by deed from Paul L. R. Gibson, Jr., and wife, Mary T. Gibson, of record in Book 4648, page 657, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3399, page 165, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 7017 Bonnavent Drive, Hermitage, Tennessee 37076
(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 28th day of October, 19 76

Leonard K. Morgan

Rose Ann Morgan

LEONARD K. MORGAN ROSE ANN MORGAN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEONARD K. MORGAN and wife, ROSE ANN MORGAN

the bargainor, 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 28th day of October 19 76

Commission expires 2/7/79

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
LEONARD K. MORGAN, et ux

ROSE ANN MORGAN

TO
JOEN P. CALDWELL, et ux

EARY L. CALDWELL

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[illegible]% CASH 79.55 [illegible].32

[illegible]% STATE TAX 5* 79.56

[illegible]% TITLE FEE 5* .50

[illegible]% DEED 5* 4.00 * 84.06