82-4
par. 175

WARRANTY DEED

BOOK 5480 PAGE 463

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid to us, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LOTTIE BALLE CALDWELL, the widow of F.H. Caldwell, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey, unto JOHN COPELAND and ESTELLE BELL, their successors and assigns, the tract or parcel of land, together with all buildings, structures and other improvements thereon or thereto, located in the County of Davidson, State of Tennessee, and more particularly described as follows;

Being Lot No. 2 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

Said Lot No.2 fronts 50 feet on the westerly side of McFerrin Avenue, as widened, and runs back between parallel lines along the southerly margin of Edgar Avenue 135 feet, more or less, to an alley.

Being the same property conveyed by Eugene Baker, a widower to F.H. Caldwell(now deceased) and wife, Lottie Caldwell, by deed dated June 16, 1959 and recorded in Deed Book No. 2962, p. 285, in the Office of the Register of Deeds of Davidson County, Tennessee;

THIS CONVEYANCE IS MADE IN TRUST, Nevertheless for the uses and purposes, and subject to the terms and provisions, set out in the Instrument entitled "Trust Indenture," dated the date hereof, executed and delivered by Lottie Balle Caldwell, the Grantor herein, to the Persons designated in such Trust Indenture as the Trustees thereunder, an executed copy of which is available at the law offices of Ford and Childers, 430 Third Avenue, North, Nashville, Tennessee 37201 for inspection by Persons having an interest therein.

Prepared by
Ford and Childers
430 Third Avenue, North
Nashville, TN 37201

3314

TO HAVE AND TO HOLD, said tract or parcel of land, together with all appurtenances, title, estate and interests thereto belonging, to the said, John Copeland and Estelle Bell, their heirs and assigns, in fee simple forever.

AND I DO COVENANT, for myself, my heirs and representatives, with the said, John Copeland and Estelle Bell, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unincumbered except for the general lien of taxes not yet due and payable.

AND I DO FURTHER COVENANT, for myself, my heirs and representatives, with the said, John Copeland and Estelle Bell, their successors and assigns, that I will warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The names and addresses of the persons responsible for the payment of all real estate taxes which shall become due and payable at any time from and after the date of this conveyance wity respect to the property hereby conveyed are: Hyde Bowens and Jessie Bowens, 2810 Delaware Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of April, 1979.

Lottie Balle Caldwell

I, hereby swear that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $10,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 7th day of August, 1979.

Register

STATE OF TENNESSEE

BOOK 5480 PAGE 465

COUNTY OF DAVIDSON

On this 26th day of April, 1979, before me personally appeared Lottie Balle Caldwell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and NOtarial Seal.

Notary Public

My Commission Expires:

April 25th 1980

F 4 5 5 7 6

IDENTIF. REFERENCE

AUG 10 3 22 PM '79

FELIX E. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100[illegible].00- CO	
			26.00 CO TX	
			.50 PRFE[illegible]	
			5.00 WDEL[illegible]	
			CASH	35.50-
			3614A08/10/75 BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-45576

IDENTIF. REFERENCE

AUG 10 3 22 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703849