This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
231 Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5490 PAGE 267

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
144-7-12	Mr/Mrs Meredith Caldwell	Commerce Union Bank P. O. Box 2546 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 6521
FH-8230	1149 Balbade Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated April 16, 1978, in the original principal sum of $140,000.00, payable to Commerce Union Bank in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Wilburn S. Rice and wife, Dorothy Mae Rice, to J. G. Palmer, Trustee, as of record in Book 5270, page 167,

WILBURN S. RICE and wife, MARY RICE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MEREDITH CALDWELL, III and wife, BARBARA B. CALDWELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of Section Three, Chickering Park, as of record in Book 2663, pages 90 and 91.

Said Lot No. 15 fronts 200 feet on the westerly margin of Balbade Drive and extends back 498.2 feet on the northerly line and 507.3 feet on the southerly line, to a dead line in the rear, measuring 227.13 feet thereon.

Being the same property conveyed to Wilburn S. Rice, by deed from San Sanders, Jr., and wife, Doris M. Sanders, as of record in Book 5270 page 165 and by Quitclaim deed from Dorothy Mae Rice, as of record in Book 5325, page 422.

This conveyance is made subject to restrictions of record in Book 2751, page 576 and in Book 2811, page 88.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of August, 1979.

Wilburn S. Rice

Mary Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5490 PAGE 268

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Wilburn S. Rice and wife, Mary Rice

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, the _____ day of August, 19 79.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF August, 19 79

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

F-49015

WARRANTY DEED

FROM

WILBURN S. RICE AND WIFE

TO

MEREDITH CALDWELL, III AND WIFE

IDENTIF. REFERENCE

AUG 29 11 19 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

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

BOOK 5490 PAGE 269

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			196000.00- CO	
			509.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 516.10-	
7850A08/29/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.490r5

IDENTIF. REFERENCE

Aug 29 11 19 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708249