THIS INSTRUMENT WAS PREPARED BY
JOHN L. VAN CLEAVE, ATTORNEY
18th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Caldwell 213 Robin Hill Road Nashville, Tennessee 37205	Same	Map 173-1 Par 146

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PEISER AND CALDWELL BUILDER'S, INC., a Tennessee corporation, hereinafter "Grantor", has bargained and sold and by these presents does transfer and convey unto THOMAS CALDWELL, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Monte Carlo Estates, Section 2-B, of record in Book 5050, page 99, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Cedarmont Drive, said point being the common front corner of Lots Nos. 26 and 27; thence with the north line of Lot No. 26 westwardly 141.86 feet to a point, said point being the common rear corner of Lots Nos. 26 and 27; thence continuing westwardly 5.04 feet to a point, said point being the common rear corner of Lots Nos. 27 and 28; thence with the southeast line of Lot No. 28 northeastwardly 130.71 feet to a point in the southwesterly margin of Cedarview Drive, said point being the common front corner of Lots Nos. 27 and 28; thence with said southwesterly margin of Cedarview Drive southeastwardly 77.00 feet to a point at the beginning of a curve having a radius of 25.00 feet; thence around said curve in a southeastwardly direction 37.91 feet to a point in the westerly margin of Cedarmont Drive; thence with said westerly margin of Cedarmont Drive southwardly 71.65 feet to the point of beginning.

The above described property is part of the property conveyed to Peiser and Caldwell Builder's, Inc. by deed from G C & W Enterprises, Inc., of record in Book 5319, page 559, Register's Office for Davidson County, Tennessee, as corrected in Book 5324, page 511 and Book 5419, page 827, said Register's Office.

THIS CONVEYANCE is made subject to all easements, encumbrances and restrictions of record in the Register's Office for Davidson County, Tennessee including, but not limited to, restrictive covenants contained in an instrument of record in Book 5196, page 649, said Register's Office, Plan of record in Book 5050, page 99, said Register's Office, showing an Owner's Certificate, 20 foot building setback line from Cedar View Drive, 30 foot building setback line from Cedarmont Drive, and a 10 foot easement for public utilities along the rear premises, and taxes for 1980, a lien, but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

04/10 141.70- CHECK

2752

belonging to the said THOMAS CALDWELL, his heirs and assigns, forever. And Grantor does covenant with the said THOMAS CALDWELL that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as herein set forth.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said THOMAS CALDWELL, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of April, 1980, the corporate party having caused its name to be signed hereto by its duly authorized Officers on said day and date.

RUSH

F. 8 4 4 7 8

IDENTIF. REFERENCE

APR 10 1 53 PM '80

FILED AND RECORDED REGISTER DAVIDSON COUNTY, TENN.

PEISER AND CALDWELL BUILDER'S, INC.

By: X _____
JERALD V. PEISER, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $52,000.00.

X _____
AFFIANT

SUBSCRIBED AND SWORN to before me, this 8 day of April, 1980.

_____
Notary Public

HATTIE HAMMOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
4-25-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JERALD V. PEISER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of PEISER AND CALDWELL BUILDER'S, INC., the within named Bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8 day of April, 1980.

_____
Notary Public

HATTIE HAMMOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

520[illegible].00- CO
135.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
2752A04/10/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 84478

IDENTIF. REFERENCE

APR 10 1 53 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 751691