THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE 37115

BOOK 5718 PAGE 964

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEBORAH V. CALDWELL	Investors Savings and Loan Assc.	32-15-53
(NAME:) 1393 LA BOLDI	P.O. box 1186 (NAME) Hendersonville, Tenn. 37075	10D-51070
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE 37201	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

Cash in hand paid by the grantee hereinafter named, and other good and valuable consideration the receipt of which is hereby acknowledged,

We, JAMES A. JOSLIN AND WIFE, NANCY J. JOSLIN, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said DEBORAH V. CALDWELL, A WIDOW

her
the Grantee~~s~~ ~~hereinafter called~~, ~~their~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Grande Villa, Section Two, of record in Book 4675, page 158, Register's Office for said County.

SAID Lot No. 7 fronts 121.55 feet on the southeasterly margin of La Boldi Avenue and extends back 304.46 feet on the northeasterly line and 267.70 feet on the southwesterly line to a dead line in the rear, measuring 198.83 feet thereon.

BEING the same property conveyed to JAMES A. JOSLIN AND WIFE, NANCY J. JOSLIN, by deed from MORRIS DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 5352, page 748, said Register's Office.

This conveyance is made subject to setback lines, easements and other such limitations as shown on Plan of record in Book 4675, page 158, said Register's Office.

The grantee agrees to assume the mortgage with INVESTORS SAVINGS & LOAN ASSO C IATION, executed by James A. Joslin and wife, Nancy J. Joslin, of record in Book 5352, page 646, Register's Office for Davidson County, Tennessee.

KENNETH M. BALLEW ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 19 day of Feb 19 81

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee~~s~~ ~~hereinafter called~~, ~~their~~ heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1981 taxes which have been assumed by the grantee.

her
We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee~~s~~ ~~hereinafter called~~, ~~their~~ heirs 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.

Witness our hands this 19th *day of* Feb. 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Joslin
(James A. Joslin)

Nancy J. Joslin
(Nancy J. Joslin)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES A. JOSLIN AND WIFE, NANCY J. JOSLIN

*the within named 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* 19 *day of* Feb, *19* 81

JAMES H. CALLEN NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission expires 10-18-81

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 .....

WARRANTY DEED

FROM

James A. Joslin et ux, Nancy J.

TO

Deborah V. Caldwell

G 32373

IDENTIF. T REFERENCE

MAR 9 12 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

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RECEIVED OF _____

FOR _____

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
			75000.00-	CO
			195.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 201.50-
			3672A03/09/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63237.3

IDENTIF. REFERENCE

MAR 9 12 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810425