This instrument prepared by:
FRED E. COWDEN, JR., Attorney
1400 American Trust Building
Nashville, Tennessee 37201

966 [illegible]

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN F. CALDWELL, III, et ux. (NAME)	SAME (NAME)	7DA-44715
3903 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 130-7
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 104

For and in Consideration of the sum of Seventy-three Thousand Five Hundred and no/100 ($73,500.00) ---------- *DOLLARS*

of which Forty-one Thousand Thirty-three and 89/100 ($41,033.89) Dollars has been paid in cash by the Grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said Grantees agree to assme the balance of a note payable to Cumberland Mortgage Company and secured by a deed of trust of record in Book 4814, page 909, Register's Office for Davidson County, Tennessee.

BOOK 5756 PAGE 958

S. E. Stafford, Jr., Guardian of the estates of Brandy Marie May and Ashley Anne May *have bargained and sold, and by these presents do transfer and convey unto the said* John F. Caldwell, III and wife, Katheryn G. Caldwell their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 21 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Trimble Road at the northeast corner of the property conveyed to Harry A. Wilk and wife, by deed from Kate T. Sharber, of record in Book 1320, page 682, Register's Office for said County, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots and the easterly line of said Wilk property, southwardly 334 feet to the common corner of Lots Nos. 16, 17, 20 and 21; thence with the line between Lots Nos. 16 and 21, Eastwardly 100 feet to the common corner of Lots Nos. 15, 16, 21 and 22; thence with the line between Lots Nos. 21 and 22, northwardly 344 feet to the southerly margin of Trimble Road; thence with said road, westwardly 100 feet 6 inches to the beginning.

Being the same property conveyed to Brandy Marie May and Ashley Anne May by Linda C. May by deed of record in Book 5278, page 513, Register's Office for Davidson County, Tennessee.

S. E. Stafford, Jr., Guardian of the estates of Brandy Marie May and Ashley Anne May by decree of Probate Court of Davidson County, Tennessee, which decree directs the said S. E. Stafford, Jr. to convey the real estate described above to John F. Caldwell, III and wife, Katheryn G. Caldwell.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 73,500.00

Subscribed and sworn to before me, this the 12 day of June 1981.

John F. Caldwell, III
Affiant

My commission expires: 2-26-84
(Affix Seal)

Notary Public

[illegible] NOTARY PUBLIC AT LARGE [illegible]

unimproved ( )
This is improved (X) property, known as 3903 Trimble Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John F. Caldwell, III and wife, Katheryn G. Caldwell, their *heirs and assigns, forever.*

And I *do covenant with the said* John F. Caldwell, III and wife, Katheryn G. Caldwell *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John F. Caldwell, III, et ux. Katheryn G. Caldwell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* June, *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.*

E. Stafford, Jr., Guardian

Sandy Dixon Tilley and

Ashley Dixon Tilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. E. Stafford, Jr., Guardian of the estates of Brandy Marie May and Ashley Anne May

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 81.

[signature], Notary Public.

Commission Expires Feb 26, 1984

THERESA MITCHELL NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of , 19 .

, Notary Public.

Commission Expires

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 insirument 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

S. E. Stafford, Jr., Guardian of the estates of Brandy Marie May and Ashley Anne May

TO

John F. Caldwell, III and wife,

Katheryn G. Caldwell

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

G.4.6.0.3.6

IDENTIF. REFERENCE

JUN 12 3 43 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

BOOK 5756 PAGE 961

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5756 PAGE 962

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
			73500.00- CO	
			191.10 CO TX	
			.50 PRFEE	
			12.00 TDEED	
			CHECK	203.60-
0966	A06/12/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 6 0 3 6

IDENTIF. REFERENCE

JUN 12 3 43 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 827078