THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY-AT-LAW
707 NASHVILLE CITY BANK BLDG
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELENE B. GRAY, et vir (NAME:)	Metropolitan Federal S & L (NAME:)	Map No.49
4703 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Par. No. 13
Nashville, TN 37208 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

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For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ----------*DOLLARS*

cash in hand paid and other good and valid consideration, including the assumption by the Grantees of the balance remaining on a note in the original principal amount of $16,800.00, dated January 7, 1972, payable to First Federal Savings & Loan, (now Metropolitan Federal Savings & Loan), executed by James A. Caldwell, unmarried, and secured by a deed of trust of record in Book 4567, Page 704, Register's Office for Davidson County, Tennessee, which is also assumed by Grantees, we,

H97498

IDENTIF. REFERENCE

JAN 13 3 44 PM '84

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

JAMES A. CALDWELL and wife, CHRISTINE L. CALDWELL

have bargained and sold, and by these presents do transfer and convey unto the said HELENE B. GRAY and husband, JAMES GRAY, 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 13th Civil District of Davidson County, Tennessee, and described according to a survey by George W. Watkins, Surveyor, dated July 31st, 1956, and more fully described as follows:

TRACT 1:
Beginning at a point in the westerly margin of State Highway No. 112, 1017 feet northwardly from Stevens Lane (being the southeast corner of the tract conveyed to Howard B. Moore and wife, Margie M. Moore from W. H. Thompson, Sr., et al); thence south 87° 8' west 300 feet to a point; thence north 6° 21' west 88 feet to a point; thence north 84° 50' east 300 feet to a point in the westerly margin of State Highway No. 112; thence south 6° 21' east with the westerly margin of said Highway, 100 feet to the beginning.

TRACT II:
Beginning in the westerly line of the property conveyed to F.T. Meadows and wife, by deed of record in Book 2707, Page 49, said Register's Office to a point 20 feet northerly from the southwesterly corner of Meadows line, North 6° 21' west 68 feet to Meadows northwesterly corner; thence south 84° 50' west 17 feet to a point; thence south 0° 07' west 67 feet to a point 20 feet north (on the same line as projected) of Westport Drive; thence north 89° 53' east 22 feet to the beginning.

5204 01/13 111.30- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 13th day of January 19 84

Affiant

My commission expires: 7/21/84
(Affix Seal)

Notary Public

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY

Being the same property conveyed to James A. Caldwell, by deed from Frances Green, unmarried, of record in Book 4567, Page 702, Register's Office for Davidson County, Tennsssee.

Shirley Webster Caldwell joins in this conveyance for the purpose of conveying all of her right, title and interest in the property, including the right of occupancy, granted to her by the decree of the First Circuit Court of Davidson County, Tennessee, in the case of Shirley Webster Caldwell -vs- James Anderson Caldwell, Rule No. 92100.

unimproved ( )
This is improved XX property, known as 4703 Clarksville Highway, Nashville, TN 37208
(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 HELENE B. GRAY and husband, JAMES GRAY, their *heirs and assigns, forever.*

And we *do covenant with the said* HELENE B. GRAY and husband, JAMES GRAY *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as set out hereinabove.

And we, JAMES A. CALDWELL and wife, CHRISTINE L. CALDWELL *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* HELENE B. GRAY and husband, JAMES GRAY, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* January, *19* 84, *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. Caldwell
JAMES A. CALDWELL

Christine L. Caldwell
CHRISTINE L. CALDWELL

Shirley Webster Caldwell
SHIRLEY WEBSTER CALDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State, the within named* SHIRLEY WEBSTER CALDWELL, *the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 13th *day of* January, *19* 84.

Robert L. Dozier
Notary Public.

Commission Expires 7/21/84

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, Anne L. Dozier, *a Notary Public in and for said County and State, the within named* JAMES A. CALDWELL and wife, CHRISTINE L. CALDWELL, *the bargainors, 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 Houston, Texas, Harris *this* 9th *day of* January, *19* 84.

Anne L. Dozier
Notary Public.

Commission Expires September 4, 1984

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 .....

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WARRANTY DEED

FROM

JAMES A. CALDWELL, ET AL

TO

HELENE B. GRAY, ET VIR

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

38000.00- CAMT.
98.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 111.30-
6204A01/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 9 7 4 9 3

IDENTIF. REFERENCE

JAN 13 3 44 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6627