FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $67,902.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF April, A.D. 19 84

Notary Public

MY COMMISSION EXPIRES: 1-8-87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack Cauldwell (NAME)	Cameron-Brown Mtg. (NAME)	149-6
2440 Ponderosa Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 18109 (STREET ADDRESS)	Par 10
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	2D-71220

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy V. James et ux, Jean C. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mack Cauldwell Mea L. Cauldwell, George G. Cauldwell and Mack O.R. Cauldwell as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Pebble Creek Section Three of record in Book 5210, Page 169, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Jimmy V. James et ux, Jean C. James by deed from Ken R. Chambless and wife, Carole P. Chambless of record in Book 5957, Page 510, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Third National Mortgage Company of record in Book 5957, Page 513, said Register's Office with a present unpaid balance of approximately $60,802.44, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee. *

This conveyance is subject to any and all existing restrictions and easements of record.

*The Grantee agrees to assume and pay the same as part of the consideration of this conveyance. The Grantee aslo hereby assumes the obligation of Jimmy V. James under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

CHECK This is unimproved ( ) improved (✓) property, known as 2400 Ponderosa Way, Antioch, TN 37013 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/13 183.04-8426

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand, this 12th day of April, 19 84

Jimmy V. James

Jean C. James

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy V. James et ux, Jean C. James

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 12th day of April, 19 84

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Jimmy V. James et ux,
Jean C. James

TO
Mack Cauldwell Mea L. Cau
and Mack O.R. Cauldwell

George G. Cauldwell

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 13 2 01 PM '84

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 15 4 2 5

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

67902.44- CAMT.
176.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.04-
842604/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5425

IDENTIF. REFERENCE

APR 13 2 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28185