WARRANTY DEED

BOOK 6293 PAGE 271

FROM: Hugh H. Caldwell
and Nancy G. Caldwell

TO: Eric Timothy Caldwell and
Melissa W. Caldwell

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219
Based on information furnished
by Buyer and not independently
verified by preparer.

Address New Owner(s) as Follows:
Mr. and Mrs. Eric Timothy Caldwell
4921 Yorktown Road
Nashville, Tennessee

Send Tax Bills To:
Same

Map-Parcel Numbers
149-13-138

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand Dollars ($40,000).

Eric Timothy Caldwell
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of May, 1984.

Notary Public

My Commission Expires: [illegible]

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), Hugh H. Caldwell and Nancy G. Caldwell have bargained and sold, and by these presents do transfer and convey unto the said Eric Timothy Caldwell and wife Melissa W. Caldwell, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 254 on the Plan of Fairlane Park, Section III, as of Record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hugh H. Caldwell and Nancy G. Caldwell by deed from Ralph H. Becker and wife Lois S. Becker of record in Book 5513, Page 580, Register's Office of Davidson County, Tennessee.

This is improved property, known as 4921 Yorktown Road.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric Timothy Caldwell and wife Melissa W. Caldwell, their heirs, successors, and assigns, forever.

And Hugh H. Caldwell and wife Nancy G. Caldwell do covenant with the said Eric Timothy Caldwell and wife Melissa W. Caldwell that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for Restrictive Covenants of record in Book 2598, page 491, Register's Office for Davidson County, and those matters appearing on the Plan of record in Book 2331, pages 145-146, Register's Office for Davidson County and any other matters of record.

And Hugh H. Caldwell and wife Nancy G. Caldwell do further covenant and bind their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Eric Timothy Caldwell and wife Melissa W. Caldwell, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of April, 1984.

Hugh H Caldwell
HUGH H. CALDWELL

Nancy G Caldwell
NANCY G. CALDWELL

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, Joanna E Jones, a Notary Public in and for said County and State, the within named HUGH H. CALDWELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Brentwood, Tennessee, this 30 day of April, 1984.

Joanna E Jones
Notary Public

My Commission Expires: 10.19.85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Evangeline Cowan, a Notary Public in and for said County and State, the within named NANCY G. CALDWELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1984.

Evangeline Cowan
Notary Public

EVANGELINE COWAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 10/19/86

I 2 2 5 0 8

IDENTIF. REFERENCE

RUSH

WBD/2-14-84

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
5.00 MDEED
CHECK 113.50-
704L405/12/84 CRL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

122508

IDENTIF. REFERENCE

NOV 16 12 48 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 0036547