G# 245579

FORM NO. WD-1

CHICAGO TITLE INSURANCE CO
AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES: (4-14-87)

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel W. Caldwell (NAME)	Leader Federal Savings & Loan Association (NAME)	17-25
1636 Union Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	10D-11271
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	

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, Sandra L. Rollins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel W. Caldwell and wife, Debra M. Caldwell

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 described according to a survey of Donald R. Carver, May 15, 1984, as follows, to-wit:

BEGINNING at a point on the northerly margin of Union Hill Road, thence; with the north margin of Union Hill Road South 89 deg. 30' west 50 feet to a point; thence, north 4 deg. east 230 feet to a point; thence, south 89 deg. west 220 feet to a point; thence, north 3 deg. 30 min. east 1032.70 feet to a point; thence, north 54 deg. east 1584 feet to a point; thence, south 4 deg. west 910.98 feet to a point; thence, south 87 deg. east 386.25 feet to a point; thence, south 2 deg. 30' west 1100 feet to a point; thence, south 89 deg west 524.16 feet to a point; thence, 4 deg west 230.8 feet to a point, being the point of beginning.

BEING part of the same property vested in Sandra Louise Rollins by decree of record in Book 5843, Page 712, said Register's Office for Davidson County, Tennessee.

I 27037
IDENTIF. REFERENCE
JUN 5 2 51 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved ( ) property, known as 1636 Union Hill Rd., Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

06/05 319.50

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 my hand this 30th day of May, 19 84

Sandra L. Rollins
Sandra L. Rollins

2507

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 Sandra L. Rollins

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 30th day of May 19 84

Commission expires 4-14-87

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

Sandra L. Rollins

TO

Daniel W. Caldwell

Debra M. Caldwell

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00- CAMT.	
			312.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	318.50-
2507A06/05/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127037

IDENTIF. REFERENCE

JUN 5 2 51 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0041882