Box 140 BOOK 6640 PAGE 279

THIS INSTRUMENT PREPARED BY:
BONE & AMONETTE
A Professional Law Corporation
116 North Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**	
Charles C. Harris	Same	52-3-13	11D-44180
231 W. Old Hickory Blvd.		52-3-14	11D-44185
Madison, Tn 37115		52-3-15	11D-44190
		52-3-16	11D-44195
		52-3-17	11D-44200
	WARRANTY DEED	52-3-18	11D-44205
		52-3-19	11D-44210
		52-3-20	11D-44215
		52-3-21	11D-44220

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, RUBY A. CALDWELL, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES C. HARRIS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 11th Civil District of Davidson County, Tennessee, being lots Nos. 24, 25, 26, 27, 28, 29, 30, 31, and 32 on the Plan of East Madison Addition, not of record, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937, as follows:
>
> Beginning on the westerly margin of Kinsey Highway at the southeast corner of the property conveyed to John M. Taylor and wife, by deed from Chas. U. Coggin, Trustee, of record in Book 1383, page 577, Register's Office for said County; thence with the southerly line of said Taylor property westwardly 150 feet; thence southwardly and parallel with the westerly margin of Kinsey Highway 450 feet to the corner of lots Nos. 32 and 33; thence with the line between said two lots eastwardly 150 feet to the westerly margin of Kinsey Highway; thence with said Highway northwardly 450 feet to the beginning.
>
> Being part of the same property conveyed to C.G. Caldwell and wife, Ruby A. Caldwell, from Ollie W. Bradley by deed of record in Book 3345, page 37, Register's Office, Davidson County, Tennessee. The said C.G. Caldwell became deceased on November 24, 1966 in Davidson County, Tennessee.
>
> This is unimproved property, known as: Kinsey Avenue
> Madison, Tennessee 37115

This conveyance is subject to all visible easements, restrictions of record, if any, and the 1985 taxes which shall be prorated between the parties and payment assumed by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 23rd day of August, 1985.

Ruby A. Caldwell by Ray F. Caldwell A-I-F

RUBY A. CALDWELL by Ray F. Caldwell, Attorney-in-Fact
(See Power of Attorney recorded in the Register's Office, Davidson County, Tennessee, in Book 6614, page 472)

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, RAY F. CALDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUBY A. CALDWELL, and who acknowledged that he executed the same as the free act and deed of the said RUBY A. CALDWELL.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of August, 1985.

NOTARY PUBLIC

SUSAN R. HAYNES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(SEAL)
My commission expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is TWENTY FIVE THOUSAND ($25,000.00) DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 23rd day of August, 1985.

NOTARY PUBLIC

SUSAN R. HAYNES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(SEAL)
My commission expires: 11-1-87

3117.18

IDENTIFICATION REFERENCE

AUG 27 11 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			25000.00- CA'T.	
			65.00 MSTAX	
		VD	65.00- MSTAX	
			65.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
			1256A08/27/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7 1 8

IDENTIFICATION REFERENCE

AUG 27 11 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167131