BOOK 6989 PAGE 549

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,950.00

Marie Blanton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 1986

Patricia Nichell
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Woodrow Litchford	CityFed Mortgage Company	MAP 95
(NAME)	(NAME)	
2626 Emery Drive	125 Belmont Drive	PARCEL 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Somerset, NJ 08873	3DZ10510
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John M. Caldwell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Woodrow Litchford, unmarried

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.

BEING Lot No. 30 on the Plan of Meadowview Acres, of record in Plat Book 2133, page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John M. Caldwell and wife, Maude E. Caldwell, by deed from Michael Davis and wife, Brenda D. Davis, of record in Book 4597, page 467, Register's Office for said County. Maude E. Caldwell now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2144, Page 517, Register's Office for said County.

45902

IDENTIFICATION REFERENCE

SEP 24 2 37 PM '86

FELIX A. NILSEN JR. REGISTER
DAVIDSON COUNTY, TN

This is improved XX ( ) unimproved property, known as 2626 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 15th day of September, 1986

John M. Caldwell

9/24 187.40

5333

BOOK 698 PAGE 550

STATE OF VIRGINIA
COUNTY OF Washington County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Caldwell

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidenc and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Abingdon, ~~Tennessee~~ Virginia, this 16th day of September 19 86

Commission expires June 15, 1990

Linda D. Austin
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 / themself) (or proved to me on the basis of satisfactory evidence) (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute 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

~~John M. Caldwell~~

TO

Jesse Woodrow Litchford

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6989 PAGE 551

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

53950.00 CAMT
150.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.42
6283A09 24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45902

IDENTIFICATION REFERENCE.

SEP 24 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299004

[redacted]