File Box 24

BOOK 6996 PAGE 226 FORM NO. WD-1

This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $8,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Robert R. Caldwell (NAME)	Same - Owner (NAME)	Map 94-1
1911 Pinehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 117
Nashville, TN 37216 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	18W-13790

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, Roberta C. Estes, Robert R. Caldwell Marguerite Caldwell and Andrew J. Caldwell III the only heirs-at-law of Andrew J. Caldwell, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert R. Caldwell and Robert Ross Caldwell as joint tenants 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:

BEING Lots 17 and 18 of the Subdivision of Lot No. 3 in H. Hobson's Subdivision of record in Book 1, page 57, Chancery Court of Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Andrew J. Caldwell, Jr. and wife, Altonia Westbrook Caldwell by deed from Robert Caldwell Allen et al of record in Book 626, page 487, (Lot 17) Register's Office for Davidson County, Tennessee and to Andrew J. Caldwell, Jr. by Will of A. J. Caldwell of record in Will Book 36, page 421, Probate Court for Davidson County, Tennessee. The said parties having since died and property is vested in Robert Caldwell, Marguerite Caldwell, Andrew J. Caldwell III and Roberta C. Estes as the only heirs at law of Andrew J. Caldwell, Jr. and wife, Altonia Westbrook Caldwell, the said Altonia Westbrook Caldwell having died first.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office

Taxes for 1986 pro-rated and paid.

48224

IDENTIFICATION REFERENCE

Oct 1 1 07 PM '86

FELIX Z. WILSON IV REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 701 S. 11th Street Nashville, TN 37206
(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 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 hands this 30th day of September, 1986

Robert R. Caldwell

Roberta C. Estes

Marguerite Caldwell

Andrew J. Caldwell III

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 Roberta C. Estes, Robert R. Caldwell, ~~Marguerite Caldwell~~ and Andrew J. Caldwell III

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 30th day of September 19 86

Commission expires 5/13/89

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

Roberta C. Estes, Robert R. Caldwell

Marguerite Caldwell and Andrew J. Caldwell III

TO

Robert R. Caldwell and

Robert Ross Caldwell

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6996 PAGE 228

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
			840.00 CAMT 23.52 CSTAX .50 PRFEE 6.00 WDEED CHECK 30.02 8925A 10/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48224

IDENTIFICATION REFERENCE

Oct 1 1 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301582