This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

Address of Mortgagee:
Metropolitan Federal
Savings and Loan Assoc.
230 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Gallatin Road Partners, Ltd. c/o CRC Equities, Inc.	New Owner	Tax Map No. 34-9
Suite 800 2100 West End Avenue		
Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James G. Caldwell, Hugh Michael Caldwell, and Mary E. Caldwell, a widow and surviving tenant by the entirety, hereinafter the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto Gallatin Road Partners, Ltd. hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as parcel 25 of Davidson County Tax Map 34-9, Gallatin Road, Nashville, Tennessee.

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, its successors and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTORS do further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set its hand, by and through its duly authorized office or representative, this 17th day of December, 1986.

James Gray Caldwell

James Gray Caldwell

Hugh Michael Caldwell

Hugh Michael Caldwell

Mary E. Caldwell

Mary E. Caldwell

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 James Gray Caldwell, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn., this 17th day of December, 1986.

Julia K. Early
Notary Public

My Commission Expires: 4-17-88

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 Hugh Michael Caldwell, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn., this 17th day of December, 1986.

Julia K. Early
Notary Public

My Commission Expires: 4-17-88

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 Mary E. Caldwell, the bargainor, with whom I am personally acquainted, and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this 17th day of December, 1986.

Julia R. Early
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 950,000.00.

James W Cash
Affiant

Sworn to and subscribed before me
this 17th day of December, 1986.

Julia R. Early
Notary Public

My Commission Expires: 4-17-88

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly part of Lot No. 6 on the map of the Bransford Realty Company's Alta Loma Subdivision on the Gallatin Pike as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, described according to a survey made on May 26, 1938, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a point in the center of the Gallatin Pike said point being 411.3 feet northerly from the southeasterly corner of said Lot No. 6; running thence in a northeasterly direction with the center of the said pike 502.7 feet to a point in the center of said pike, the northeasterly corner of said Lot No. 6; thence north 86 deg. 50' west along a 40 foot road and a 30 foot reserved strip 1244 feet to a point on the right-of-way line of the L & N Railroad; thence southwardly along the right-of-way line of said railroad 327 feet to a stake, said stake being in the west line of Lot No. 6; thence south 78 deg. 45' east 1139 feet to the point of beginning, containing by survey 11.2 acres, more or less.

Being the same property conveyed to Jesse Mae Caldwell by deed from H.G. Caldwell, Jr. and James Caldwell in Book 4462, page 722, as corrected in Book 4670, page 527, and to James Gray Caldwell and Hugh Michael Caldwell as the devisees under Will, not probated, of Jessee Mae Caldwell, who died December 10, 1985, by Affidavit of Heirship of record in Book 6865, page 20, said Register's Office, and by deed to Hugh G. Caldwell, Jr., and wife Mary E. Caldwell from Howard K. Williamson, et ux of record in Book 2101, page 411, Register's Office for Davidson County, Tennessee. The said Hugh G. Caldwell, Jr. have since died.

7 4 3 9 1

IDENTIFICATION REFERENCE

Dec 18 12 37 PM '86

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7073 PAGE 669

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

2375.00- CAPIT.
2[illegible] PSTAX
.50 [illegible]
15.00 MOR
CHECK 2375.50-
12/17/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74391

IDENTIFICATION REFERENCE

Dec 18 12 37 PM '86

[illegible] REGISTER

No. 24459