B-8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Beth Halbert
537 Cedarmont Drive
Nashville, TN 37211

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 173-1
PARCEL 165
5DU-32194

WARRANTY DEED BOOK 7127 PAGE 122

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Adeliza C. Caldwell and husband, Thomas B. Caldwell, III

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Beth Halbert and Barbara Halbert and husband, William H. Halbert

hereinafter called the Grantee, Grantee's 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 Lot No. 46 on the plan of Monte Carlo, Section II-B, of record in Book 5050, page 99, Register's Office for said County.

SAID Lot No. 46 fronts 75.0 feet on the westerly margin of Cedarmont Drive and extends back 152.93 feet on the northerly line and 143.17 feet on the southerly line to a dead line in the rear, measuring 75.60 feet thereon.

BEING the same property conveyed to Adeliza C. Caldwell by Quitclaim Deed from Peiser & Caldwell Builders, Inc. of record in Book 5660, page 859, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5196, page 649, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 537 Cedarmont Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is 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 Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of December, 1986.

Thomas B. Caldwell III
Thomas B. Caldwell, III by: Adeliza C. Caldwell, Attorney in Fact

Adeliza C. Caldwell
Adeliza C. Caldwell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 1986, before me personally appeared Adeliza C. Caldwell, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7127 PAGE 123

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,500.00.

Beth Halbert
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

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 Adeliza C. Caldwell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Thomas B. Caldwell, III as his Attorney in Fact as the free act and deed of the within named Thomas B. Caldwell, III.

Witness my hand and official seal at Nashville, Tennessee, the 15th day of December, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Adeliza C. Caldwell and husband,
Thomas B. Caldwell, III

to:
Beth Halbert and Barbara Halbert

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7127 PAGE 124

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Adeliza C. Caldwell

Affiant Adeliza C. Caldwell

Sworn to and subscribed before me this 15th day of December, 19 86.

Notary Public

My Commission Expires: 10-24-88

IDENTIFICATION REFERENCE

FEB 4 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

90295

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

RECEIVED OF _____

FOR _____

BOOK 7127 PAGE 125

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

6050.00- CAMT.
169.40 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 178.90-
COUNTER PAID .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90295.

IDENTIFICATION REFERENCE

FEB 4 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41983