STATE OF TENNESSEE
COUNTY OF DAVIDSON

46,500.00

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me this 18 day of August 19 88

My commission expires: NOTARY PUBLIC AT LARGE (Affix Seal) STATE OF TENNESSEE My Commission Expires Jan 21, 1990

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8B12485
Suite 210, Commerce Center Building, 7003 Chadwick Drive, Brentwood, TN 37027

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Michael L. Caldwell | Atlantic Coast Mortgage Company |
| 1014 W. Sharp Ave. | 3975 University Drive |
| Nashville, TN 37206 | Fairfax, VA 22030 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO 83 1-41 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Janise A. Yeargan

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael L. Caldwell and Elsie F. Caldwell, both unmarried, joint tenants with right of survirorship, not as tenants in common

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 21 on the Plan of W.H. Hyronemus Addition to Nashville, as of record in Book 161, page 174, Register°s Office for Davidson County, Tennessee.

Said property fronts 50 feet on the southerly margin of West Sharpe Avenue, formerly Sharpe Street, and extends back between parallel lines 168.0 feet to an alley.

Being all of the property conveyed to Janice A. Yeargan by Deed of record in Book 7492 page 989, Register°s office for said County.
Thomas H. Yeargan husband of Janice A. Yeargan joins in this conveyance to relinquish his marital rights.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

6.2535.

IDENTIFICATION REFERENCE

AUG 26 3 25 PM '88

FELIX Z WILSON CT REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1014 W. Sharp Ave., Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 18 day of August 19 88

Janise A. Yeargan

Janise A. Yeargan

Thomas H. Yeargan

Thomas H. Yeargan

State of Tennessee
County of Williamson

BOOK 7637 PAGE 410

On this 18 day of August, 19 88, before me personally appeared Janise A. Yeargan and husband, Thomas A. Yeargan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

BRENDA A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires Jan. 21, 1990

State of Tennessee
County of

On this 18 day of August 18, , 19 88, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:
, 19

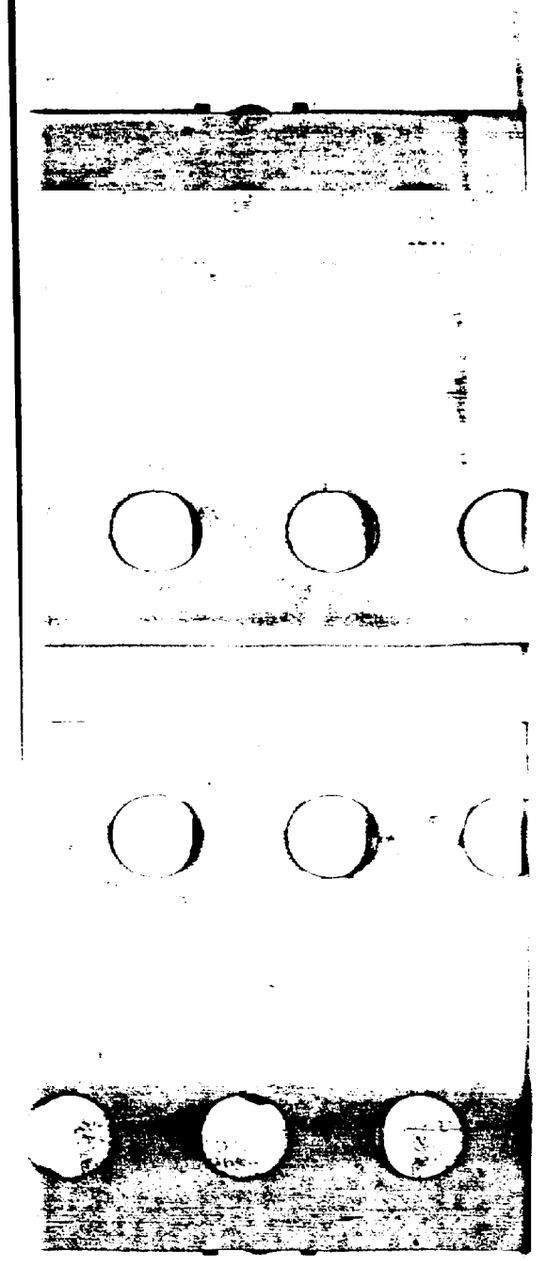
Notary Public

## WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

1472 08/26 0101 03CHECK 159.95



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7637 PAGE 411

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 46500.00 |
| CON TX | 153.45 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 159.95 |
| CHECK | 159.95 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/88 01 15:38 0001 1472

6 2 5 3 5.

IDENTIFICATION REFERENCE

AUG 26 3 25 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 127975