File box 14
5572
542525-2

BOOK 7794 PAGE 863

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Mildred F. Overcast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred F. Overcast	Fidelity Federal Savings & Loan	103-6-148
(NAME)	(NAME)	
5550-5552 Knob Road	401 Union Street	8DA-55616
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Alex S. Caldwell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mildred F. Overcast, 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:

Land in Davidson County, Tennessee, being Lot No. 46, Brookside Court as of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee.

Said Lot No. 46, fronts 90 feet on the northwesterly side of Knob Road and runs back 274 feet on the southwesterly lot line and 271.8 feet on the northeasterly lot line to a line in the rear which measures 22.12 feet thereon.

Being the same property conveyed to Alex S. Caldwell and wife, Selene Elliston Caldwell by deed from Kenneth E. Culp and wife, Mary P. Culp as of record in Book 6013, page 402, said Register's Office. The said Selene Elliston Caldwell having since died, the property is vested in Alex S. Caldwell as surviving tenant by the entirety.

This conveyance made subject to:

The Plan of record in Book 1424, page 145, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Knob Road, a 10 foot public utility easement on the rear lot line.

Shared Driveway easement of record in Book 7549, page 160, Register's Office for Davidson County, Tennessee, dated May 20, 1988.

This is unimproved ( ) improved (XX) property, known as 5550-5552 Knob Road, Nashville, Tennessee 37209
(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 seised 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 his hand this 15th day of March, 19 89

Alex S. Caldwell

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 1989.

Notary Public

Commission Expires July 16, 1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Alex S. Caldwell, unmarried

TO
Mildred F. Overcast, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

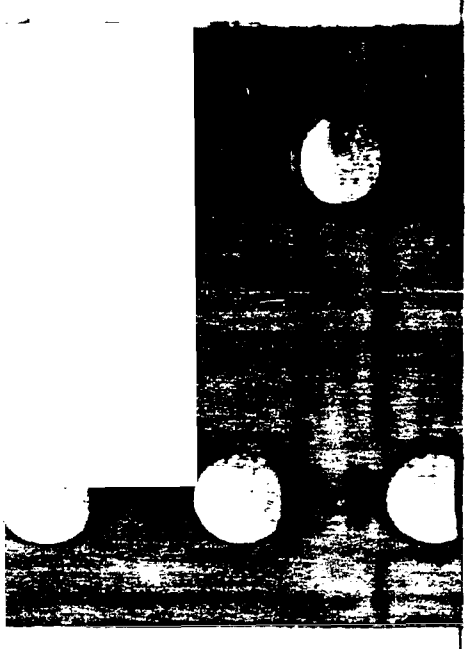
17056

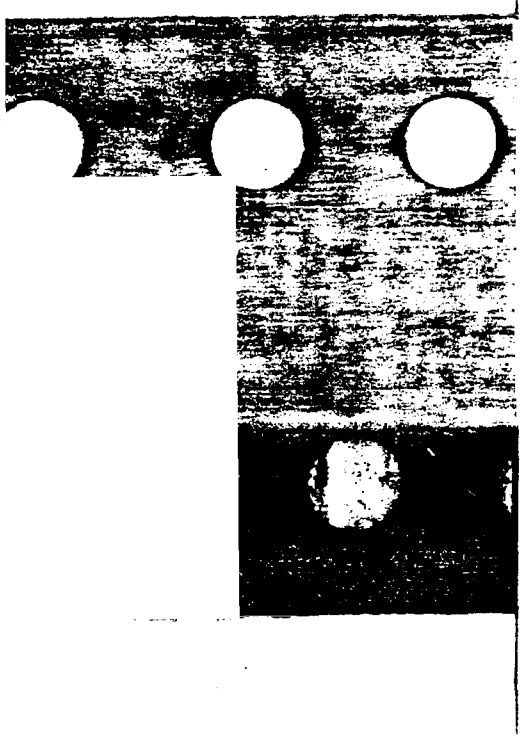
IDENTIFICATION REFERENCE

Mar 16 2 40 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TENN

5445 03/16 0101 03CHECK 254.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	75000.00
CONKTX	247.50
PRFEE	0.50
WDEED	6.00
TOTAL	254.00
CHECK	254.00

03/16/89 01 14:43 0001 6445

17056

IDENTIFICATION REFERENCE

MAR 16 2 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190969