This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Karen A. Sims	Same	P/O 4-32
933 Ilawood		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, JAMES I. CALDWELL, III, married and DAVID R. WADE, III, married ("Grantors"), have bargained and sold and do hereby transfer and convey unto KAREN A. SIMS, a single person ("Grantee"), her heirs and assigns, a certain tract of land located in Davidson County, Tennessee, together with an easement for ingress and egress to and from Coopertown Road and described more particularly on **Exhibit A**, attached hereto (the "Property").

David R. Wade, III and David Wade III are one and the same person

This is unimproved property known as Lot 10, Cougar Cove Subdivision, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for as shown on **Exhibit B**.

AND Grantors do further covenant and bind Grantee, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Ruth R. Caldwell, wife of James I. Caldwell, III and Barbara K. Wade, wife of David R. Wade, III, do hereby join in the execution of this deed for the purpose of conveying any interest which they may have in the subject property by reason of their respective marriages to James I. Caldwell, III and David R. Wade, III, the Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 16th day of March, 1989.

James I. Caldwell III
JAMES I. CALDWELL, III

Ruth R. Caldwell
RUTH R. CALDWELL
by James I. Caldwell III
Atty in Fact

David R. Wade III
DAVID R. WADE, III

Barbara K Wade
BARBARA K. WADE
by David R. Wade III
Atty in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Karen A. Sims
AFFIANT

Subscribed and sworn to before me, this 16th day of March, 1989.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public for the state and county aforesaid, James I. Caldwell, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public for the state and county aforesaid, James I. Caldwell, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Ruth R. Caldwell, and is authorized as her attorney in fact to execute this instrument on her behalf.

WITNESS my hand and seal at office this 16th day of March, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires:

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public for the state and county aforesaid, David R. Wade, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Barbara K. Wade, and is authorized as her attorney in fact to execute this instrument on her behalf.

WITNESS my hand and seal at office this 16th day of March, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described according to a field survey prepared on May 20, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:

LOT 10:

To find the POINT OF BEGINNING, start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844 in the Register's Office of Davidson County, Tennessee, said intersection being westerly approximately 1,375 feet along said right-of-way from Whites Creek Pike; thence, with said Sloan's westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663 in said Register's Office; thence, severing said Caldwell and Wade property as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet to an iron pin, South 27 degrees 33 minutes 00 seconds West 507.66 feet to an iron pin, the POINT OF BEGINNING; thence, severing said Caldwell and Wade property, as follows: South 62 degrees 27 minutes 00 seconds East 1,106.99 feet to an iron pin in the westerly boundary line of property owned by Sue Garrett Suter, of record in Deed Book 4550, page 256 in said Register's Office; thence, with said boundary line, and continuing with the terminus of a 30 foot wide road and continuing with the westerly boundary line of property owned by George Dugger, Jr., of record in Deed Book 3614, page 589 in said Register's Office, South 2 degrees 01 minute 20 seconds West 153.60 feet to an iron pin; thence, with the northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, page 435 in said Register's Office, South 75 degrees 59 minutes 00 seconds West 437.11 feet to an iron pin; thence, again severing said Caldwell and Wade property as follows: North 43 degrees 40 minutes 30 seconds West 911.04 feet to an iron pin intercepting a curve concave to the Northwest and having a radius of 308.52 feet; thence, with said curve, northeasterly an arc distance of 101.09 feet to the point of tangency, North 27 degrees 33 minutes 00 seconds East 36.13 feet to the BEGINNING, containing 7.57 acres.

The above described tract is benefited by a **50 foot wide easement for the purpose of ingress and egress** between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet form the centerline) of **Coopertown Road** with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842 page 844 in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said westerly boundary line, **South 0 degrees 44 minutes 00 seconds West 780.29 feet** to an iron pin at said Sloan's southwest corner; Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 page 663 in said Register's Office, as follows: **North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27 degrees 33 minutes 00 seconds West 543.79 feet** the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; Thence, with said curve, **an arc distance of 209.23 feet** through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, **South 66 degrees 24 minutes 20 seconds West 110.59 feet** to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; Thence, with said curve, **an arc distance of**

114.13 feet through a central angle of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; Thence, with said turn-in curve, **an arc distance of 36.14 feet** through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; Thence, with said turn around curve, **an arc distance of 229.35 feet** to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; Thence, with said turn-in curve, **an arc distance of 36.14 feet** through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; Thence, with said curve, **an arc distance of 146.48 feet** through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, **North 66 degrees 24 minutes 20 seconds East 110.59 feet** to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, **an arc distance of 175.32 feet** through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, **North 27 degrees 33 minutes 00 seconds East 382.81 feet** to the beginning of a curve concave to the West and having a radius of 748.48 feet; Thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 page 681 in said Register's Office, **an arc distance of 350.30 feet** through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; Thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050 page 317 in said Register's Office, **North 0 degrees 44 minutes 00 seconds East 572.24 feet** to a concrete monument in said southerly right-of-way of Coopertown Road; Thence, with said right-of-way, **South 79 degrees 44 minutes 00 seconds East 50.70 feet** to the **BEGINNING.**

Being part of the same property conveyed to James I. Caldwell, III and David Wade, III by deed from Jay Gilpen, a single person, and Bud Stedman and wife, Georgia Stedman, of record in Book 7473, page 663, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Liens and Encumbrances

1. **Real Property Taxes for the year 1989 are a lien, but not yet due and payable.**

2. Right-of-way easement of record in Book 1181, page 462, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and Maintenance Agreement for Cougar Cove Homeowner's Association of record in Book 7622, page 352, said Register's Office.

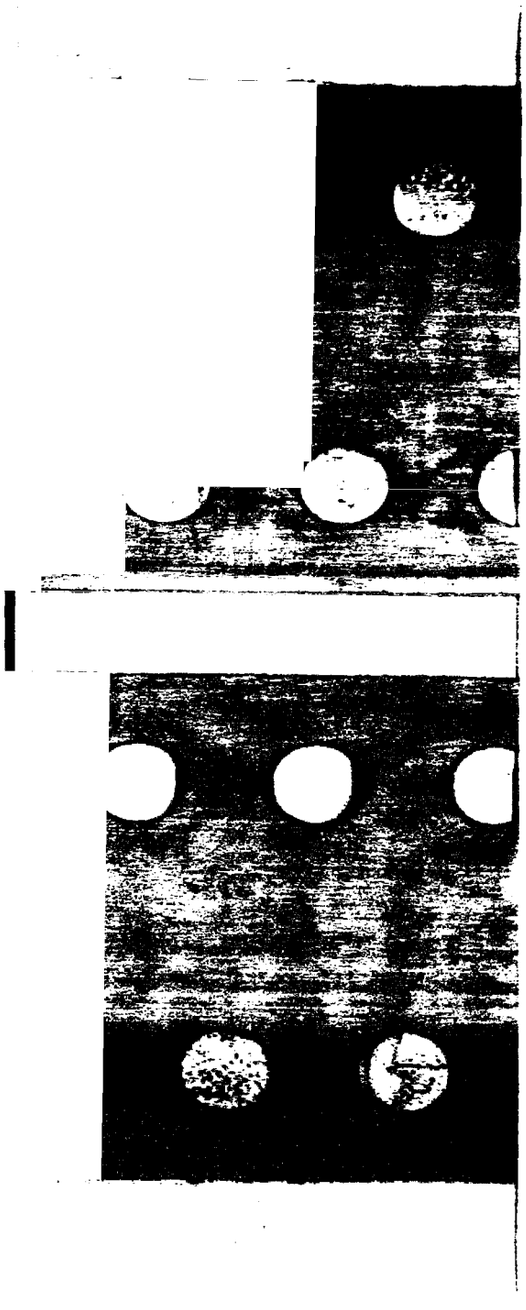
17859

IDENTIFICATION REFERENCE

Mar 20 11 28 AM '89

FLOYD E. WILKINSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

7364 37.50 2.01 SEC FEES 104.00



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

RECEIVED OF _____

FOR _____

BOOK 7796 PAGE 832

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 25000.00
CON TX 82.50
PRFEE 0.50
WDEED 21.00
TOTAL 104.00
CHECK 104.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/89 01 11:32 0001 7364

17859

IDENTIFICATION REFERENCE

Mar 20 11 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191880