5672
542580-6
Box 14

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 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
Theodore J. S. Caldwell, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	130-5-80
116 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DZ-32605
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Dan B. Andrews, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore J. S. Caldwell, Jr., 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. 7 on the Plan of Highlands of Belle Meade No. 2, Block "G", Second Revision of record in Book 1130, page 71 & 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 100 feet on the northerly side of Taggart Avenue and runs back between parallel lines which measure 200 feet to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to Dan B. Andrews, Jr., unmarried, by deed from William Thomas Edwards and Ashley Ford Edwards and Albert P. Isenhour and wife, Anne Bailey Isenhour as of record in Book 6539, page 935, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 1130, page 71, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Taggart Avenue, and a 10 foot public utility easement on the rear lot line.

Restrictions contained in instrument of record in Book 1361, page 210, said Register's Office.

This is unimproved {X} improved { } property, known as 116 Taggart Avenue, Nashville, Tennessee 37205
(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 3rd day of May, 19 89

Dan B. Andrews, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned ~~Dan B. Andrews, Jr.~~, a Notary Public in and for said County and State, the within named _____

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 3rd day of May, 19 89.

Commission Expires 3/27/93

Notary Public

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___.

Commission Expires _____

Notary Public

WARRANTY DEED

FROM
Dan B. Andrews, Jr.

TO
Theodore J. S. Caldwell, Jr., et al

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

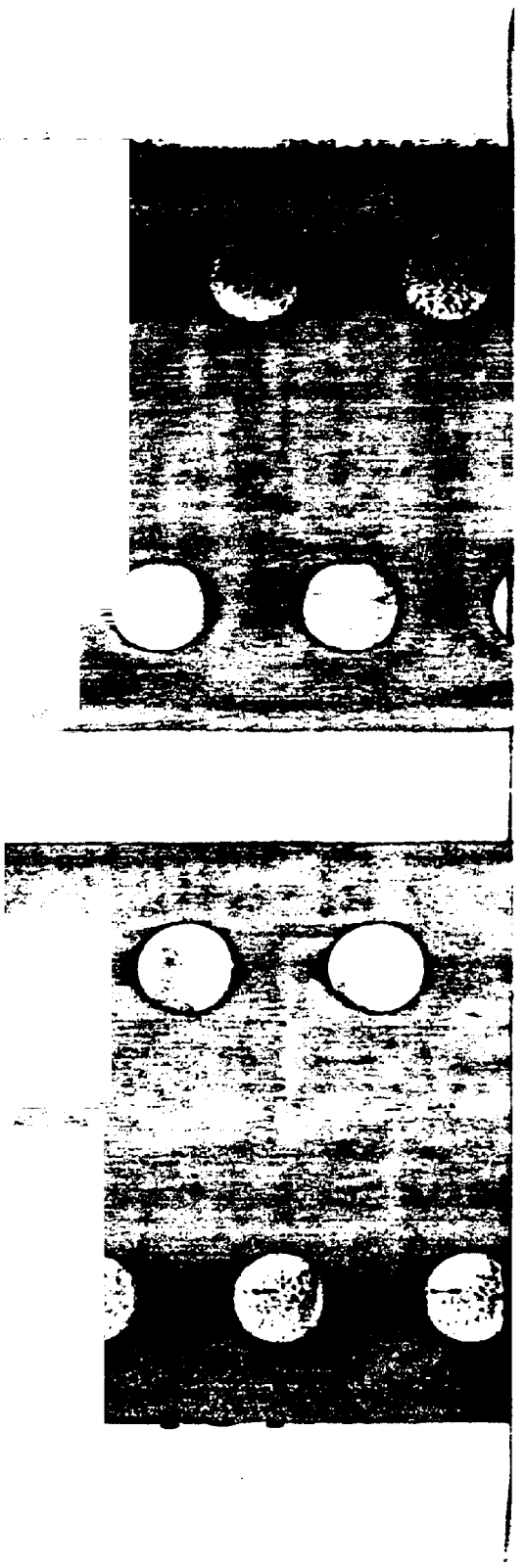
31241

TENNESSEE REGISTRY

May 8 3 17 PM '89

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TENN.

1989 05 08 0101 03 CHECK 394.25



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

CAMT
117500.00
CON TX 387.75
PRFEE 0.50
WDEED 6.00
TOTAL 394.25
CHECK 394.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/89 01 15:18 0001 4096

31241

IDENTIFICATION

MAY 8 3 17 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 207548