BOX 15

BOOK 7865 PAGE 799

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 89

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Benjamin H. Caldwell, Jr. (NAME)	SAME (NAME)	92-12 #282
1916 Church Street (STREET ADDRESS OR ROUTE NUMBER)	Mortgagee- Ralph R. Kling (STREET ADDRESS)	
Nashville, TN 37203 (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, Ralph R. Kling,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin H. Caldwell, Jr. and wife, Gertrude S. Caldwell

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. 5 in Division "A" in the plan of the Murphy Land Company, a plan of which is registered in Book 161, page 113, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 49.8 feet on the northerly side of Church Street and extends back between parallel lines northwardly 170.5 feet to an alley in the rear.

Being the same property conveyed to Ralph R. Kling by deed from Elizabeth W. Cowan of record in Book 4384, Page 327, and by deed from Benjamin H. Caldwell, Jr. of record in Book 4684, Page 849, Register's Office for Davidson County, Tennessee.

4148 3.

IDENTIFICATION

JUN 15 2 21 PM '89

REGISTER'S OFFICE DAVIDSON COUNTY TENN.

5426 06/15 0101 03CHECK 666.50

unimproved ( )
This is improved ( ) property, known as XX 1916 Church Street, Nashville, TN 37203
(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 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 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 ~~30th~~ day of ~~May~~, 19~~89~~

Ralph R. Kling

Ralph R. Kling

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named Ralph R. Kling,

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 30th day of May 1989.

Commission expires June 5, 1989

Larry N. Westbrook
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

(his oath) (himself) (they)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

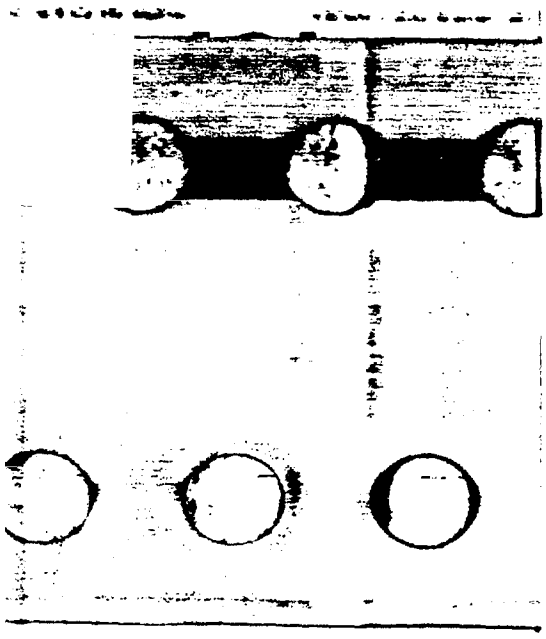
Ralph R. Kling, unmarried

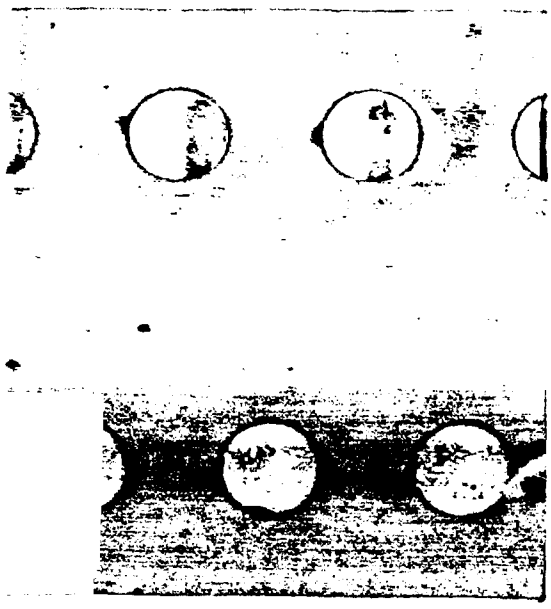
TO

Benjamin H. Caldwell, Jr. and
[illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208





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

RECEIVED OF _____

FOR _____

BOOK 7865 PAGE 801

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 200000.00
CON TX 660.00
PRFEE 0.50
WDEED 6.00
TOTAL 666.50
CHECK 666.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/89 01 14:23 0001 5426

41483

IDENTIFICATION

JUN 15 2 21 PM '89

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

No. 219746