File Box 38 File 9336

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8094 PAGE 450

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste. 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT HILTON WICKHAM (NAME)	ROBERT HILTON WICKHAM (NAME)	MAP 117-2
436 Watercress Drive (STREET ADDRESS OR ROUTE NUMBER)	436 Watercress Drive (STREET ADDRESS)	PARCEL 47
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	7DA-5665

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, MARTHA ELLEN CALDWELL , a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT HILTON WICKHAM , married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the southerly 110 feet of the westerly 230 feet of Lot No. 30 on the Plan of Forest Park Land Company's Subdivision, as of record in Book 161, page 144, said Register's Office, and also being known as Lot No. 1 on the unrecorded Subdivision of Parts of Lots Nos. 29 and 30 Forest Park Land Company's Subdivision as shown on a survey by S. R. Sanford, Jr., dated July, 1940.

Said Lot No. 1 fronts 110 feet on the easterly side of Maplewood Avenue (now Timber Lane) and runs back between parallel lines 230 feet to a dead line in the rear, on which it measures 110 feet.

Being the same property conveyed to James I. Caldwell, Jr. and wife, Martha Ellen Caldwell by deed from Charles S. Wells and wife, Dixie Tanner Wells of record in Book 1578, page 147, said Register's Office. James I. Caldwell, Jr. has since died.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 161, page 144, said Register's Office.

2111 7

IDENTIF: †REFERENCE

APR 24 10 20 AM '90

DAVIDSON COUNTY

3930 04/24 0101 03CHECK 509.59

unimproved (XX)
This is improved ( ) property, known as 803 Timber Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of April, 1990

Martha Ellen Caldwell

~~MARTHA ELLEN CALDWELL~~

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA ELLEN CALDWELL with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of April, 19 90

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 90.

MY COMMISSION EXPIRES 3-11-91 (AFFIX SEAL)

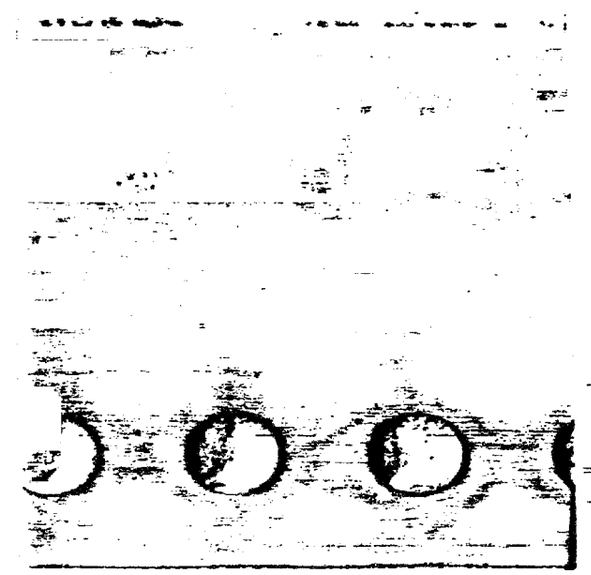
Notary Public

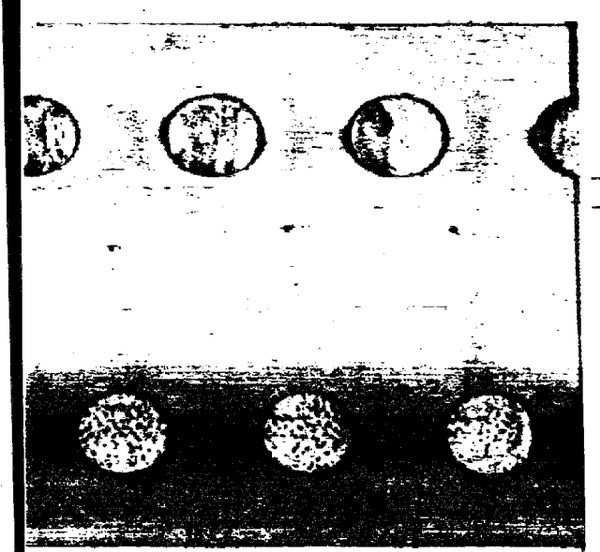
WARRANTY DEED

FROM MARTHA ELLEN CALDWELL

TO ROBERT HILTON WICKHAM

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 152300.00
CON TX 502.59
PRFEE 1.00
WDEED 6.00
TOTAL 509.59
CHECK 509.59

04/24/90 01 10:17 0001 3930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 11 1 7 1

IDENTIFICATION REFERENCE

APR 24 10 20 AM '90

DAVIDSON COUNTY TN.

No. 313004