BOOK 8099 PAGE 933 File in Box # 14

FORM NO. WD-1

G-6387

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

David M. Caldwell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
DAVID M. CALDWELL (NAME)	FIRST TENNESSEE BANK, N.A. (NAME)	Map 128-14
8055 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 117
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	FB# 09D-06605

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, JOSEPH A. McGRORTY and wife, ELEANOR C. McGRORTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. CALDWELL AND WIFE, LYNNE F. CALDWELL,

as tenants by the entirety

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. 39 on the Plan of Section Three, Harpeth Park, of record in Book 4175, Page 14, Register's Office for said County.

SAID Lot No. 39 fronts 75.38 feet on the westerly margin of Regency Drive and extends back 176.46 feet on the northerly line and 165.97 feet on the southerly line to a broken line in the rear, measuring 118.43 feet thereon.

BEING the same property conveyed to Joseph A. McGrorty and wife, Eleanor C. McGrorty, by Deed from Jessie B. Cox, unmarried, of record in Book 7626, Page 575, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4232, Page 417, a easement for driveway purposes serving Lot No. 40 of said Subdivision, across the center of the southerly portion of said Lot No. 39, of record in Book 4468, Page 726, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved / improved (X) property, known as 8055 Regency Drive, Nashville, TN 37221
(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 their hands this 30th day of April, 19 90

JOSEPH A. McGRORTY

ELEANOR C. McGRORTY

STATE OF TENNESSEE
Davidson County

BOOK 8099 PAGE 934

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named JOSEPH A. McGRORTY and wife, ELEANOR C. McGRORTY

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 90

Notary Public

Commission Expires November 10, 1991

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

JOSEPH A. McGRORTY and wife,

ELEANOR C. McGRORTY

TO

DAVID M. CALDWELL AND WIFE, LYNNE F. CALDWELL

23049

IDENTIFICATION REFERENCE

MAY 1 3 00 PM '90

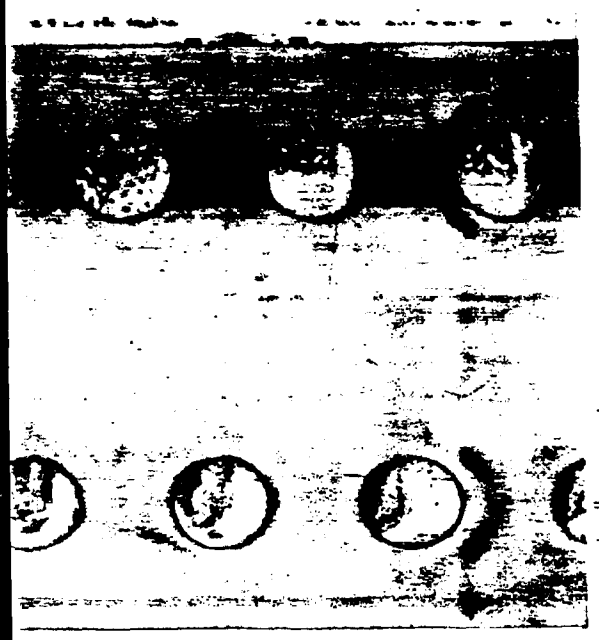
DAVIDSON COUNTY, TN

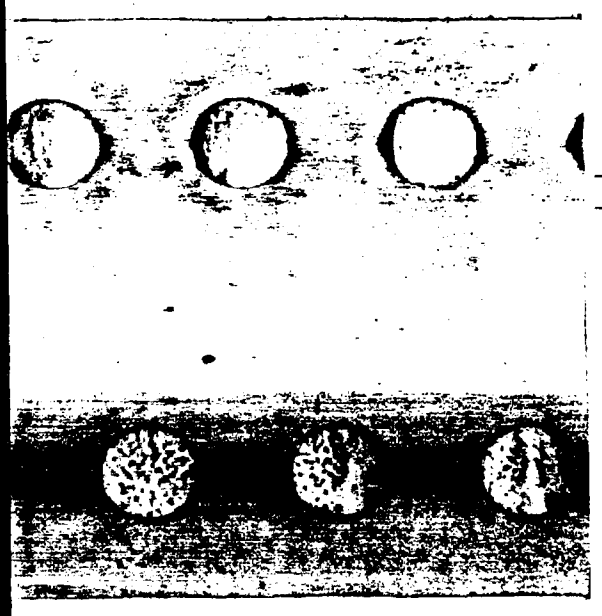
271.00 MCHECK 0101 05/01 7754

Attorneys Title Company

Title Guaranteed

NASHVILLE, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 8099 PAGE 935

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	80000.00
CON TX	264.00
PRFEE	1.00
MDEED	6.00
TOTAL	271.00
CHECK	271.00

05/01/90 01 15:01 0001 7754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2304.9.

IDENTIFI REFERENCE

MAY 1 3 00 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315254