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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Edith A Cranford Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1990

Carla K. Jarrell
Notary Public

MY COMMISSION EXPIRES: 1-14-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Edith A. Cranford Caldwell (NAME)	First American National Bank (NAME)	Map 61-16
1229 Sunnymeade Drive (STREET ADDRESS OR ROUTE NUMBER)	4894 Poplar Avenue, Third Floor (STREET ADDRESS)	Parcel 264
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38117 (CITY) (STATE) (P.O. 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, Louise A Drake, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edith A. Cranford Caldwell, a single person

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. 69 of Block "D" on the Map of Sunnymeade Subdivision, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 69 fronts 50 feet on the north side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Jarrett M. Drake and wife, Louise A. Drake and Linda J. Drake by deed from Robert E. Davy and wife, Ruby H. Davy of record in Book 3279, page 119, Register's Office for Davidson County, Tennessee. Linda J. Drake (now Keeton) further conveyed all her interests by Deeds of record in Book 4491, page 705; Book 4491, page 707; and Book 8248, page 294, Register's Office for Davidson County, Tennessee.

Jarret M. Drake having since died leaving property solely vested in Louise A. Drake, surviving spouse.

This conveyance is made subject to all matters as set out in instrument of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

1990 property taxes were prorated and paid as of date of deed.

unimproved ( )
This is improved (X) property, known as 1229 Sunnymeade Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37216 (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 my hand this 29th day of November, 19 90

Louise A Drake

Louise A. Drake

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Louise A. Drake, a widow

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 29th day of November, 19 90

Commission expires 4-1-92

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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 _____ 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____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Louise A. Drake, a widow

TO

Edith A. Crawford Caldwell,

a single person

Prepared by:
Settles, Combos, et al
315 Deaderick, Suite 1465
Nashville, TN

76654

IDENTIF. REFERENCE

DEC 3 2 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5685 12/03 0101 03CHECK 175.30

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	51000.00
CON TX	168.30
PRFEE	1.00
MDEED	6.00
TOTAL	175.30
CHECK	175.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/90 01 14:07 0001 5685

76654

IDENTIF. REFERENCE

DEC 3 2 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378162