THIS INSTRUMENT PREPARED BY:

Martin C. Giner, Attorney
326 Washington Square
222 Second Avenue North
Nashville, TN 37201
(615) 259-9222

mail

WARRANTY DEED IN LIEU OF FORECLOSURE

Address of New Owner:	Send Tax Bills To:	Map/Parcel No.:
Barbara Wade James Caldwell 4348 Beekman Drive Nashville, TN 37215	Same	

FOR AND IN CONSIDERATION of satisfaction of the debt owed by Grantors to the Grantees secured by an Installment Deed of record in Book 6543, Page 908, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bud Stedman et ux., Georgia Stedman, (the "Grantors") have this day bargained and sold, and by these presents do transfer and convey unto Barbara Wade and James Caldwell, (the "Grantees"), all of their rights, title and interest in and to that certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Dennis W. Waide, et ux; thence with the centerline of said Road, South 83°27'04" East 255.91 feet to an iron pin and around a curve having a radius of 786.20 feet, 69.29 feet to a point, the beginning point of the property herein conveyed; thence leaving the centerline of said Road North 3°50'04" East 400 feet to an iron pin; thence North 78°01'12" East 511.53 feet to an iron pin; thence North 3°50'04" East 39.74 feet to an iron pin; thence North 81°56'49" East 558.28 feet to an iron pin; thence South 7°5'45" East 338.21 feet to a point in the center of said Road; thence with the centerline of said Road, South 73°49'21" West 921.20 feet to a point and around a curve having a radius of 786.20 feet, 242.56 feet to the beginning, containing 9.91 acres, more or less, according to survey of Randolph Chapelaine, Number 1444, dated March 6, 1985.

Included in the above description but expressly excluded herein is the following lot heretofore conveyed to Bud Stedman and wife Georgia Stedman by Deed of record at Book 7236, Page 890 Register's Office for Davidson County, Tennessee, and subsequently to John W. Covington and wife, Darlene G. Covington be Deed of record at Book 7236, Page 893, Register's Office for Davidson County, Tennessee and to Mark David Branstetter et ux, Jacqueline Bradstetter, by Deed of record at Book 8688, Page 676, Register's Office for Davidson County, Tennessee.

The excluded land is land in Davidson County, Tennessee, being Lot No. 1 on the Plat of subdivision of a portion of the Bud Stedman, et al, property recorded in Plat Book 6200, Page 470, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees,their heirs and assigns forever. And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as shown above. And Grantors do further covenant and bind themselves and their heirs

and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set my hand on this 8th day of September, 1993.

BUD STEDMAN

GEORGIA STEDMAN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Robertson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Bud Stedman and Georgia Stedman, 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 the 8th day of September, 1993.

Lori Lidsch
NOTARY PUBLIC

My Commission Expires:
Dec. 9 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $12,902.00.

Barbara K. Wade
AFFIANT

Sworn to and subscribed before me this 23rd day of December, 1993.

NOTARY PUBLIC

My Commission Expires:
9-21-96

00452
IDENTIFICATION

93 DEC 23 PM 1:41
REGISTER

8067 12/23 0101 03CHECK 56.73

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

RECEIVED OF _____

FOR _____

BOOK 9193 PAGE 506

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 12902.00
				CON TX 47.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 56.73
				CHECK 56.73
12/23/93	01	13:22	0001	8067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0045452
IDENTIF. & REFERENCE

93 DEC 23 PM 1:21
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 738025