WARRANTY DEED

BOOK 9416 PAGE 560

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: September 24, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Caulkins (NAME)	TN Teachers Credit Union, CUCORP (NAME)	MAP 131-06-0-E
235 Boxmere Place (ADDRESS)	1400 8th Avenue South (ADDRESS)	PARCEL 235
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Thomas G. Caulkins and wife, Martha J. Caulkins and Tracy Anne Caulkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy L. Caulkins

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:

Unit 235, of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amdended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, and Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase 1, A Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed Tracy Anne Caulkins and Thomas G. Caulkins and wife, Martha J. Caulkins by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 7050, Page 825, Register's Office for said County.

This Conveyance is subject to Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, and Book 6921, Page 226, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 235 Boxmere Place, Nashville, Tennessee 37215
(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 our hand s this 21st day of July 19 94

Thomas G. Caulkins

Tracy Anne Caulkins

Attorney-in-Fact

Martha J. Caulkins

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas G. Caulkins and wife, Martha J. Caulkins

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 21st day of July, 19 94.

Commission expires September 24, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of July, 1994, before me personally appeared Thomas G. Caulkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracy Anne Caulkins, and who acknowledged that he executed the same as the free act and deed of the said Tracy Anne Caulkins by virtue of that Power of Attorney, duly executed by the said Tracy Anne Caulkins and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1993.

Notary Public

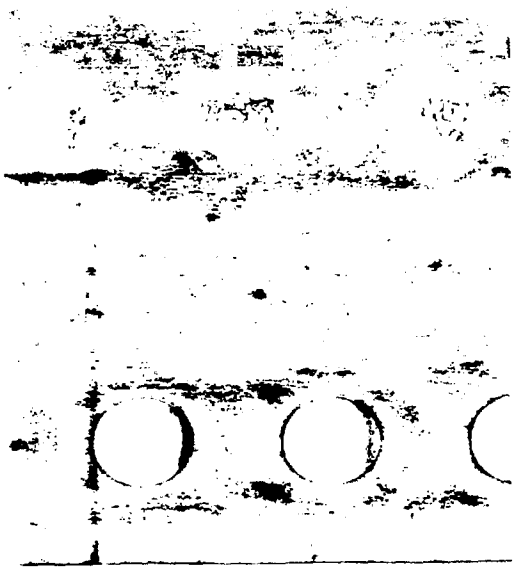
My Commission Expires: September 24, 1994

94 JUL 25 AM 11:45
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0564 07/25 0101 03CHECK 379.00

7119



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

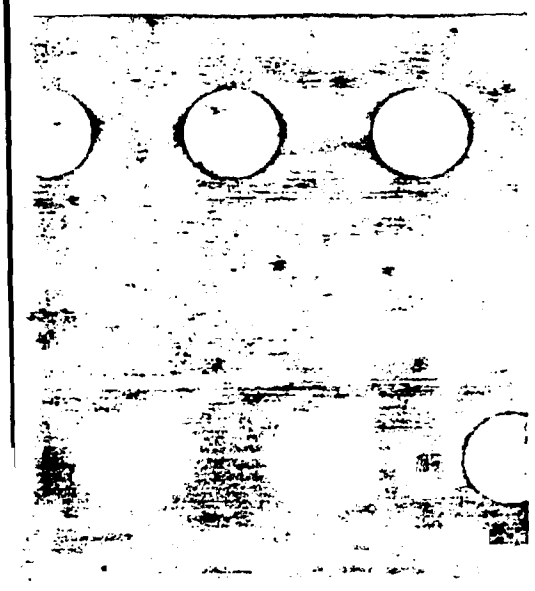
RECEIVED OF _____

FOR _____

BOOK 9416 PAGE 562

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



7449

IDENTIFICATION REFERENCE

94 JUL 25 AM 11:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CAMT
100000.00
~~GEN TX 370.00~~
~~PRFEE 1.00~~
WDEED 8.00
TOTAL 379.00
CHECK 379.00

07/25/94 01 11:45 0001 0564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 817131