BOOK 9419 PAGE 473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 01, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace V. Ambrose (NAME)	Southeastern Mortgage (NAME)	MAP 148-5
239 Willow Lane (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 58
Nashville, Tennessee 3721/ (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (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, Michael Timothy Caldwell and wife, Kelly Lynn Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace V. Ambrose and Stephen E. Ambrose

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN 260.60 Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 47 on the Plan of Hillbrook, Section Two, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Michael Timothy Caldwell and wife, Kelly Lynn Caldwell by Deed from Larry Coleman and wife, Gloria L. Coleman, of record in Deed Book 7010, Page 6, Register's Office for Davidson County, Tennessee.

Said Maria B. Ambrose joins in this Deed of Trust for the purpose of conveying and waiving such marital rights, if any, she may have in and to the said property. The said Maria B. Ambrose having no personal liability in connection with the loan to which reference is made herein.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3277, page 482; and Deed Book 3286, Page 375, Register's Office for said County.

94 JUL 28 AM 8:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

75385
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 239 Willow Lane, Nashville, Tennessee 37211
(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

Michael Timothy Caldwell by Kelly Lynn Caldwell attn in fact.
Michael Timothy Caldwell

Kelly Lynn Caldwell
Kelly Lynn Caldwell

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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 Kelly Lynn Caldwell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1994.

Commission expires My Commission Expires MAY 23, 1998

Jennifer R. Pierce
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 Kelly Lynn Caldwell, 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 Michael Timothy Caldwell, and who acknowledged that she executed the same as the free act and deed of the said Michael Timothy Caldwell by virtue of that Power of Attorney, duly executed by the said Michael Timothy Caldwell and appearing of record in Book 9419, page 472, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 21st day of July, 1994.

My Commission Expires: My Commission Expires MAY 23, 1998

Jennifer R. Pierce
Notary Public

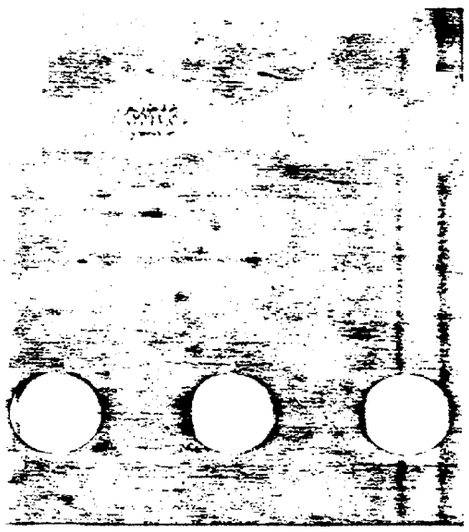
RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



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

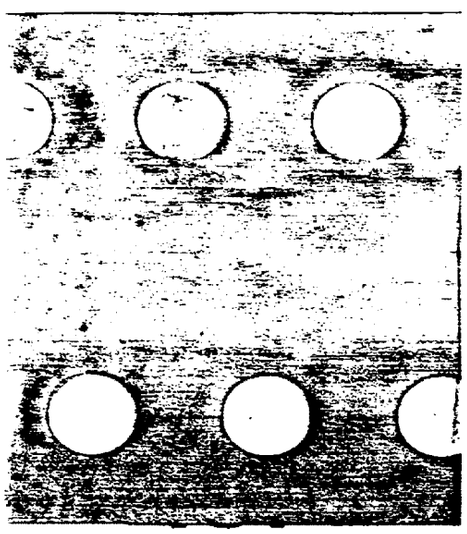
RECEIVED OF _____

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/94 01 08:24 0001 1573

75385
IDENTIF. ↑ REFERENCE

94 JUL 28 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818125