File Box 38, First Title and Escrow Company, Inc., File #12930

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9578 PG 825

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT C. TAYLOR (NAME)	NEW OWNER (NAME)	MAP 104-13-A
401 Bowling Avenue, Unit 9 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 10
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FIELD BK 7DA71723

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, JOHN F. CALDWELL AND WIFE, BETTY R. CALDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. TAYLOR, UNMARRIED

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

5201 01/26 0101 03CHECK 564.00

Land in Davidson County, Tennessee, being Building Site No. 10 on the Plan of Section One Richmeade Place, as of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Caldwell and wife, Betty R. Caldwell by deed from Gary McDaniel and wife, Evelyn McDaniel of record in Book 8561, page 607, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4941, page 637, amended in Book 5036, page 338 and in Book 5213, page 945; (3) Dedication of common area of record in Book 5487, page 73; (4) Charter of Incorporation of record in Book 4942, page 633; and (5) All matters appearing on the Plan of record in Plat Book 4860, page 44, said Register's Office.

95 JAN 26 AM 8:26
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 20139

unimproved ( )
This is improved (XX) property, known as 401 Bowling Avenue, Unit 9, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of January, 19 95

John F. Caldwell By Betty R. Caldwell — Betty R. Caldwell

JOHN F. CALDWELL
By Betty R. Caldwell, Attorney-In-Fact,
By Power of Attorney recorded in Book 9561, page 65, Register's Office for Davidson County, Tennessee.

BETTY R. CALDWELL

9578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Book 9578 PG 826

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY R. CALDWELL

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 20th day of January, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty R. Caldwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for John F. Caldwell and is authorized by John F. Caldwell to execute this instrument on his behalf.

Witness my hand, at Office, this 20th day of January, 1995.

My commission expires 11/20/96 Notary Public

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ DAY OF ~~January~~, 19~~95~~.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

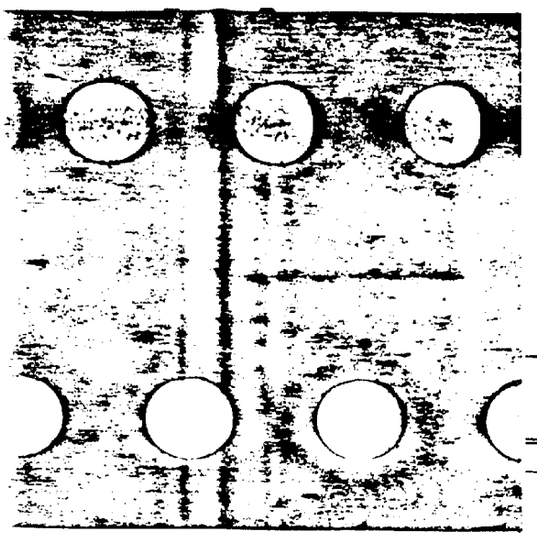
FROM

JOHN F. CALDWELL AND WIFE,
BETTY R. CALDWELL

TO

ROBERT C. TAYLOR, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

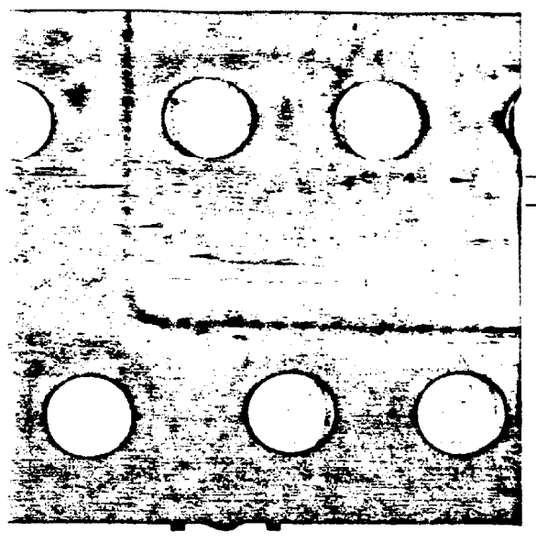
RECEIVED OF _____

FOR _____

BOOK 9578 PG 827

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
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/95 01 08:26 0001 5201

28139
IDENTIF. # REFERENCE

95 JAN 26 AM 8:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 874997