Box 15
JR

BOOK 9738 PG 737

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **STEVE LANGLEY and wife, ELIZABETH LANGLEY**, 3703 Hillmeade Court, Nashville TN 37221

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. **143-2-A** and Parcel No. **85**, Field Book No. **9DZ-73384.**

For and in consideration of the sum of SIXTY NINE THOUSAND NINE HUNDRED ($69,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **JAMES L. CALDWELL, JR.**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **STEVE LANGLEY and wife, ELIZABETH LANGLEY,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is unimproved properties, known as **Lot No. 9, Harpeth Trace Drive, Nashville TN 37221.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **STEVE LANGLEY and wife, ELIZABETH LANGLEY**, their heirs and assigns, forever; and I, **JAMES L. CALDWELL, JR.**, do covenant with the said Grantees that I am 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 on **EXHIBIT B** attached hereto and made a part hereof. I do further covenant and bind myself/my heirs and representatives, 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.

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

WITNESS my hand this 21st day of July 1995.

JAMES L. CALDWELL, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES L. CALDWELL, JR.**, unmarried, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July 1995.

Notary Public

My commission expires 07 July 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**69,900.00**.

Affiant

Subscribed and sworn to before me this 21st day of July 1995.

Notary Public

My commission expires 01 July, 1997

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

00081765

95 JUL 24 PM 3:38

REGISTER
DAVIDSON CO. TN.

EXHIBIT A

Being Lot No. 9 on the Plan of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, The Pointe, as shown of record in Plat Book 6900, page 932, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the easterly margin of Harpeth Trace Drive, common corner Lots Nos. 9 and 10; thence, along the easterly margin of Harpeth Trace Drive 5.72 feet to a concrete monument; thence, continuing along the easterly margin of Harpeth Trace Drive and around a curve having a radius of 132.29 feet, 38.43 feet to a point, common corner Lots Nos. 9 and 8; thence, along the common boundary of Lots Nos. 9 and 8, South 89 degrees, 43 minutes, 27 seconds East 147.47 feet to a point; thence, leaving the common boundary lines of Lots Nos. 9 and 8, South 1 degree 59 minutes 40 seconds East 35.76 feet to a concrete monument; thence, North 83 degrees 02 minutes 54 seconds West 31.14 feet to a concrete monument; thence South 60 degrees 33 minutes 04 seconds West 47.39 feet to a point, common corner of Lots Nos. 9 and 10; thence along the common boundary of Lots Nos. 9 and 10, North 73 degrees 04 minutes 56 seconds West 125.20 feet to the point of beginning.

Being the same property conveyed to James L. Caldwell, Jr., by deed from Perry W. Moskovitz Company, Incorporated, a Tennessee corporation, as shown of record in Book 7788, page 264, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

1. 1995 State and County real property taxes, listed to James L. Caldwell, Jr., Field Book No. 9DZ 73384, Map No. 143-2-A and Parcel No. 85, a lien, but not yet due and payable.

   1994 State and County real property taxes, listed to James L. Caldwell, Jr., Field Book No. 9DZ 73384, Map No. 143-2-A and Parcel No. 85, $450.00, **PAID**.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Sections 67-5-603, et seq.

3. Plan of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, The Pointe, as shown of record in Book 6900, page 932, said Register's Office, shows an Owner's Certificate, a 20-feet minimum building setback line from Harpeth Trace, 5-feet easements for public utility and drainage purposes along the common boundary lines with Lots Nos. 8 and 9, 10-feet easements for public utility and drainage purposes along the rear lines which are broken lines, and an easement for sanitary sewers along the front of the property. Said Plan also indicates an area to be used for building site. Said Plan also shows certain notes and requirements to which reference is hereby made.

4. The Declaration of Covenants, Conditions and Restrictions for The Pointe, including liens for annual and special assessments, all as more particularly set forth and contained in instrument of record in Book 7564, page 1, said Register's Office.

5. By-Laws of The Pointe Homeowners' Association, Inc., as shown of record in Book 7563, page 987, said Register's Office.



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

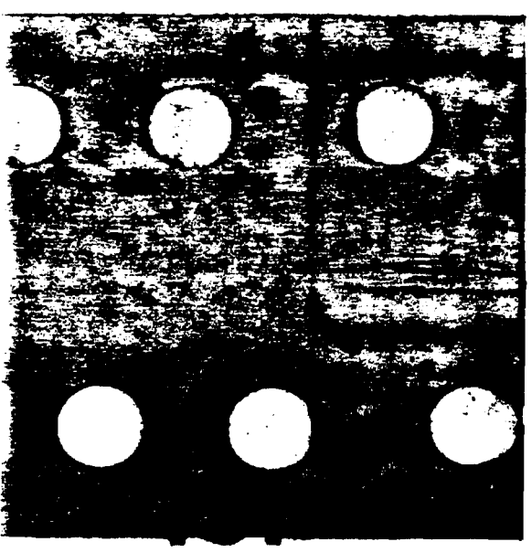
RECEIVED OF _____

FOR _____

BOOK 9738 PG 741

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 69900.00
CON TX 258.63
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
RDEED 16.00
TOTAL 275.63
CHECK 275.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/24/95 01 15:39 0001 4116

0081765
IDENTIF. # REFERENCE

95 JUL 24 PM 3:38

REGISTER
DAVIDSON COUNTY, TN.

No. 933194