BOOK 9896 PG 682

THIS INSTRUMENT PREPARED BY:
J. Michael Jacobs
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
James E. Caldwell Estate	SAME	Map 127
8115 Charlotte Drive		Parcel 63
Nashville, TN 37221		

WARRANTY DEED

WHEREAS, Ernest Burr Caldwell died in Davidson County, Tennessee, on the 1st day of December, 1994, leaving a Will dated April 22, 1979, of record in Will Book 202, Page 448, Probate Court for Davidson County, Tennessee.

WHEREAS, at the time of his death, the said Ernest Burr Caldwell left surviving him his widow, Ada J. Caldwell and (1) adult child, James E. Caldwell, the only beneficiaries under said will and the sole heirs at law of the said Ernest Burr Caldwell.

WHEREAS, at the time of his death, the said Ernest Burr Caldwell was the owner of a certain house and lot and vacate lot located in Davidson County, Tennessee, more particularly described hereinafter which is devised under said Will equally unto Ada J. Caldwell and James E. Caldwell.

WHEREAS, the said beneficiaries have agreed that James E. Caldwell shall purchase Ada J. Caldwell's one half (1/2) interest in the realty from the sum indicated below; and

WHEREAS, all personal assets of the estate of the said ernest Burr Caldwell have been administered and all debts and claims against the estate have been paid; and

WHEREAS, the purpose of the following conveyance is to vest James E. Caldwell and wife, Nell G. Caldwell with a fee simple absolute interest in said realty.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ----------
----------DOLLARS,
cash in hand paid, and other good and valuable consideration, receipt of all of same from the Grantee being acknowledged.

I, Ada J. Caldwell, unmarried, Grantor have bargained and sold, and by these presents do transfer and convey unto the said James E. Caldwell and wife, Nell G. Caldwell, the GRANTEES herein, their heirs and assigns, all my right title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT 1

A tract of land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made by S. H. Hutchison December 3, 1958 as follows:

0134512
IDENTIF. ↑ REFERENCE
95 DEC 21 PM 3:08
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

Beginning at an iron stake that most easterly corner of E.B. Caldwell's 3.83 acre tract; thence with his easterly line north 25° west 34 feet to an iron stake; thence south 68° 30' east 104 feet to an iron stake on south bank of a creek, Hornbeam pointer; thence with B.F. Bornstein's line south 43° 30' west 188 feet to a black locust; thence north 18° east 150 feet to the beginning containing .27 of an acre more of less.

Being the same property conveyed to E.B. Caldwell by deed from Thomas Gaddes and wife, Willie Mai Gaddes of record in Book 2858, page 299, Register's Office for said County.

TRACT 2

A partial of land in the 9th Civil district of Davidson County, Tennessee, on the southerly side of Highway #70 North and being a portion of a 12 acre tract of record in Book 2032, page 628, R.O.D.C. and surveyed September 23rd, 1957 by S.H. Hutchison as follows:
Beginning at an iron stake in the southern margin of U.S. Highway #70 North, same also being the northeasterly corner of L.C. Littleton's 2 acre lot; thence with the Littleton's Easterly line south 28 degrees 50 feet east 515 feet to an iron stake in J.N. Bornstein's Northerly line; thence with Bornstein's line as follows:
North 59 degrees East 113 feet to a Hackerberry tree; thence North 35 degree East 205 feet to a double black Locus tree; thence leaving Bornsteins line going North 18 degrees east 150 feet to an iron stake with an elm pointer; thence north 25 degrees west 329 feet to an iron stake in the southerly margin of U.S. Highway No.70 North; thence meandering with south margin of said highway as follows: 62 degrees west 100 feet; south 60 degrees west 100 feet; south 58 degrees west 100 feet; south 59 degrees west 115 feet to the point of beginning and containing 3.83 acres, more or less.

Being the same property conveyed to Ernest B. Caldwell and wife, Elsie Mai Caldwell by deed from Thomas Gaddes and wife Willie Mae Gaddes of reocrd in Book 2699, page 519, Register's Office for said County.

The said Elsie Mai Caldwell having since deceased.

This is improved property, known as 8115 Charlotte Pike, Nashville, TN 37221.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

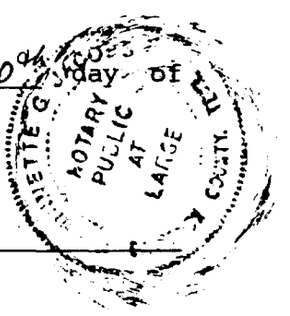
The actual consideration or value whichever is greater, for this transfer is $55,000.00.

James E. Caldwell
AFFIANT

Sworn and subscribed before me this the 10th day of November, 1995.

Jeanette G. Jacobs
NOTARY PUBLIC

My commission expires: 11-28-98



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

The legal description is taken from the previous deeds.

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 unemcumbered, unless otherwise herein set out. And we do further convenant 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.

Whenever 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 my hand this 9 day of Nov, 1995.

Ada J. Caldwell
ADA J. CALDWELL

OR:9 12/21 3131 03PMEEK 216.50

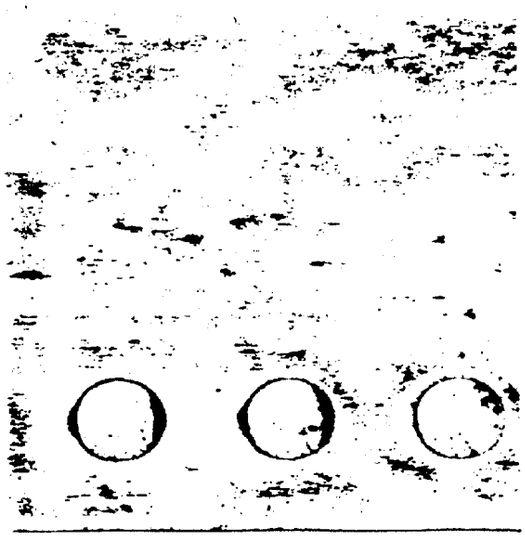
STATE OF TENNESSEE]
COUNTY OF Carter]

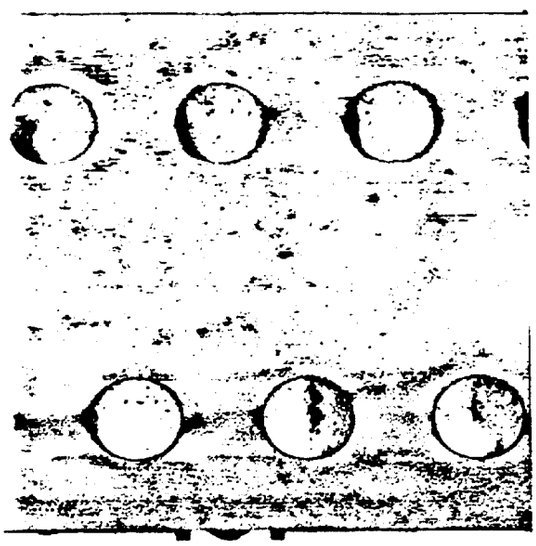
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADA J. CALDWELL, the within named Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Elizabethton, Tennessee, this 9 day of November, 1995.

Dolma B Allen
NOTARY PUBLIC

My commission expires: 11-24-97





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

RECEIVED OF _____

FOR _____

BOOK 9896 PG 685

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	55000.00
CON TX	203.50
PRFEE	1.00
MTEED	12.00
TOTAL	216.50
CHECK	216.50

12/21/95 01 15:10 0001 0969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013451 2
IDENTIF. ↑ REFERENCE

95 DEC 21 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989377