This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9934 PG 939

ADDRESS NEW OWNER:
Benjamin H. Caldwell III
805 Fatherland Street
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 82-16
GROUP
PARCEL 197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Benjamin H. Caldwell Jr. and wife, Gertrude S. Caldwell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin H. Caldwell III, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 76 in Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, page 13, of the Chancery Court at Nashville.
>
> Said Lot No. 76 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Benjamin H. Caldwell Jr. and wife, Gertrude S. Caldwell by deed from Charles V. Coe, as of record in Book 5665, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as 805 Fatherland Street, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes which are not yet due and payable and subsequent years thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin H. Caldwell III, an unmarried person, his heirs and assigns, forever; and we, Benjamin H. Caldwell Jr. and wife, Gertrude S. Caldwell, do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9934 PG 940

Witness our hands this the 30th day of January, 1996.

Benjamin H. Caldwell Jr.

Gertrude S. Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Benjamin H. Caldwell Jr. and wife, Gertrude S. Caldwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of January, 1996.

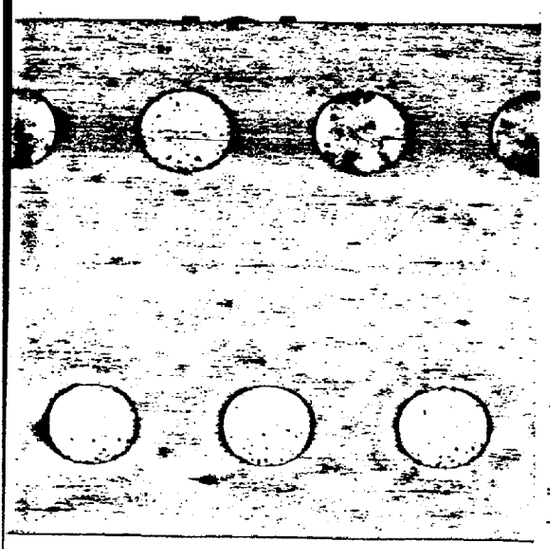
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

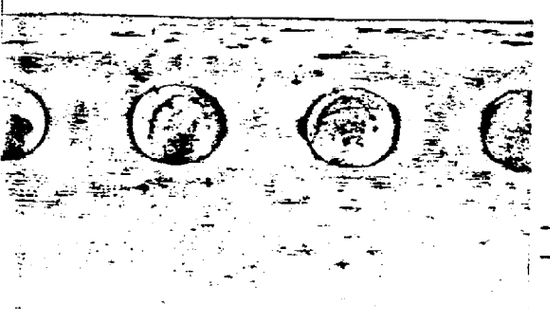
NOTARY PUBLIC
My Commission Expires: Jan 24, 1996

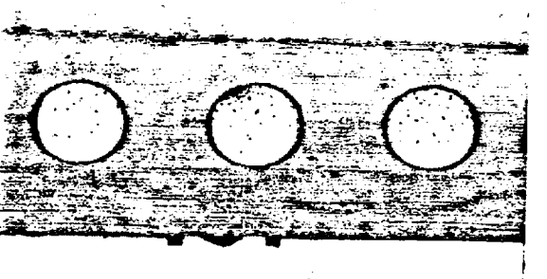
0146206
IDENTIF. ↑ REFERENCE

96 FEB -1 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3543 02/01 0101 03CHECK 379.00







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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 941

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 100000.00	
			CON TX 370.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 379.00	
			CHECK 379.00	
02/01/96	01	13:28 0001 3543		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146206
IDENTIF. # REFERENCE

96 FEB -1 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001784