41

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

SPECIAL WARRANTY DEED

Address New Owner(s) as follows: **ROBIN C. BOOKER and wife, MONICA L. BOOKER**

Name and Address of the person or entity responsible for payment of real property taxes: ROBIN C. BOOKER and wife, MONICA L. BOOKER
6980 Old Hickory Blvd., Whites Creek, TN 37189

Map and Parcel No. Field Book No. 14D 11230 , Map No. 39 , Parcel No. 127 .

For and in consideration of the sum of **SEVENTY THOUSAND ($70,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **MARY FRANCES CAUDILL**, widow, **JAMES ROBERT CAUDILL, unmarried, PATRICIA CAUDILL FORKUM** and her husband, **GREGORY E. FORKUM, FAYE DENISE CAUDILL BIERS, unmarried, and WILLIAM CAUDILL, unmarried**, being all the heirs-at-law of Robert B. Caudill, deceased, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBIN C. BOOKER** and wife, **MONICA L. BOOKER**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being improved real property known as **6980 Old Hickory Boulevard, Whites Creek, Nashville, Davidson County TN 37189**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **ROBIN C. BOOKER** and wife, **MONICA L. BOOKER**, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as shown herein. Grantors do further covenant and bind themselves/their 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, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto.**

GREGORY E. FORKUM, spouse of **PATRICIA CAUDILL FORKUM**, joins in this instrument, conveying all right, title and interest he has in and to said real property, including his right to take said real property as part of any elective share in the estate of his spouse, **PATRICIA CAUDILL FORKUM**.

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 our hands this 14 day of June 1996.

Mary Frances Caudill
MARY FRANCES CAUDILL

James Robert Caudill
JAMES ROBERT CAUDILL

By Mary Frances Caudill
Attorney in Fact

Patricia Caudill Forkum
PATRICIA CAUDILL FORKUM

By Mary Frances Caudill
Attorney in Fact

Gregory E. Forkum
GREGORY E. FORKUM

By Mary Frances Caudill
Attorney in Fact

Faye Denise Caudill Biers
FAYE DENISE CAUDILL BIERS

By Mary Frances Caudill
Attorney in Fact

William Caudill
WILLIAM CAUDILL

By Mary Frances Caudill
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June 1996, before me personally appeared **MARY FRANCES CAUDILL**, to me known (or to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **FAYE DENISE CAUDILL BIERS**, and who acknowledged that she executed the same as the free act and deed of said **FAYE DENISE CAUDILL BIERS**.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June 1996, before me personally appeared **MARY FRANCES CAUDILL**, to me known (or to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **WILLIAM CAUDILL**, and who acknowledged that she executed the same as the free act and deed of said **WILLIAM CAUDILL**.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 70,000.00

Robin C. Barker Affiant

Subscribed and sworn to before me
this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
96 JUN 17 PM 1:40
REGISTER

IDENTIFICATION REFERENCE
0193388

RI Set. 91.caudill.SWD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June 1996, before me personally appeared **MARY FRANCES CAUDILL**, to me known (or to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JAMES ROBERT CAUDILL**, and who acknowledged that she executed the same as the free act and deed of said **JAMES ROBERT CAUDILL**.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June 1996, before me personally appeared **MARY FRANCES CAUDILL**, to me known (or to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **PATRICIA CAUDILL FORKUM**, and who acknowledged that she executed the same as the free act and deed of said **PATRICIA CAUDILL FORKUM**.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June 1996, before me personally appeared **MARY FRANCES CAUDILL**, to me known (or to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **GREGORY E. FORKUM**, and who acknowledged that she executed the same as the free act and deed of said **GREGORY E. FORKUM**.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June 1996.

D. Annette Maples Notary Public

My commission expires 01-20-99

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4230 06/17 0101 03CHECK 280.00

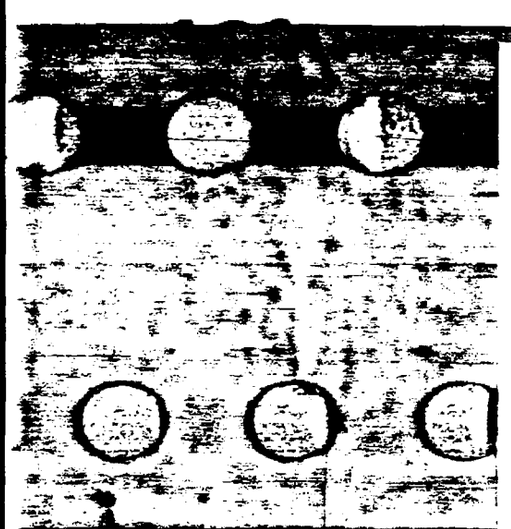
"E X H I B I T A"

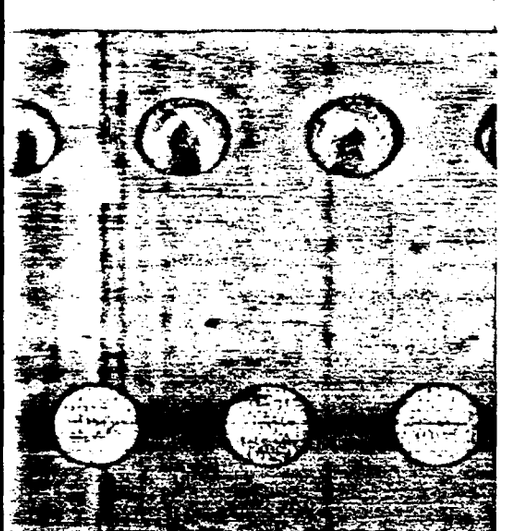
A tract of land in the 14th Civil District of Davidson County, Tennessee, described partly according to a survey made by Wayne S. Cooper, Surveyor, August 11, 1966, as follows:

Beginning on the southwesterly margin of Old Hickory Boulevard at the northeasterly corner of the property conveyed to Joseph G. Hewgley and wife, by deed from William Gifford and wife, of record in Book 3953, Page 855, Register's Office for said County; thence, along Hewgley's easterly line (along a plank fence) South 29 deg. 28' W 577.97 feet (shown as S 28 deg. 30' W 577 feet in Hewgley's said deed) to an original iron pin by corner post; thence, continuing along Hewgley's easterly line, S 39 deg. 14' W 542.01 feet to an original iron pin (shown as S 47 deg. W 478 feet to a 10-inch walnut in Hewgley's said deed) in the easterly line of the property conveyed to Elvis D. Taylor and wife by deed from E. B. Smith and wife, of record in Book 3250, Page 557, said Register's Office; thence, along said Taylor's easterly line, S 2 deg. 30' W 90 feet to a corner; thence, continuing along said Taylor's line, N 87 deg. 30' W (shown as N 87 deg. W in said Taylor's deed) 55 feet to a corner; thence, continuing along said Taylor's easterly line, S 2 deg. 30' W 637 feet (shown as S 2 deg. 30' W 727 feet in said Taylor's deed) to an iron pin by twin elm and maple trees at said Taylor's southeasterly corner in Thompson's northerly line; thence, along Thompson's northerly line, S 89 deg. 09' E 515.06 feet to an original iron pin in fence line; thence, along the westerly line of the property conveyed to Richard Morris Evans and wife by deed from William Gifford and wife and others, of record in Book 2491, Page 564, said Register's Office, being also the westerly line of the property conveyed by Charlie Gifford and wife to William Gifford and wife by deed of correction in Book 2495, Page 572, said Register's Office, N 14 deg. 14' east (shown as N. 12 deg. 48' E in both deeds last referred to) 763.77 feet (shown as 732.4 feet in Book 2495, Page 572) to an iron pin by hickory tree at a corner of the property conveyed to Haskell L. Foutch and wife by deed from William Gifford and wife and others, of record in Book 2491, Page 568, said Register's Office; thence, along Foutch's line as follows: S 70 deg. 20' west 304.47 feet (shown as S 62 deg. 30' W 304 feet in Foutch's said deed) to an original iron pin by a large square rock or stone; N 23 deg. 02' E 177.3 feet (shown as N 13 deg. 50' E 203 feet in Foutch's said deed) to an iron pin by the side of original pin; N 33 deg. 54' E (shown as N 31 deg. 50' E in Foutch's deed) 400 feet to an original iron pin; N 8 deg. 24' E (shown as N 6 deg. 20' E in Foutch's deed) 176 feet to an original iron pin; N 31 deg. 04' E (shown as N 29 deg. E in Foutch's deed) 288.4 feet to the southwesterly margin of Old Hickory Boulevard at Foutch's northwesterly corner, lying 188 feet northwest of the corner of the tract conveyed to R. Jenkins by deed of record in Book 1383, Page 524, said Register's Office; thence, along the southwesterly margin of Old Hickory Boulevard, N 59 deg. 20' W 196.9 feet to the beginning, containing 15.07 acres, more or less.

Being the same property conveyed to Robert B. Caudill and wife, by Installment Deed from William Gifford and wife, Sue Drake Gifford, of record in Book 4088, page 587, Register's Office for Davidson County, Tennessee. Said parties having since divorced and the said Eva Jean Caudill having conveyed her interest to Robert B. Caudill by Quitclaim Deed of record in Book 6093, page 688, Register's Office for said County.

The said Robert B. Caudill having died intestate leaving as his only heirs at law Mary Frances Caudill, James Robert Caudill, Patricia Caudill Forkum, Faye Denise Caudill Biers and William Caudill.





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 722

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 280.00
				CHECK 280.00
			06/17/96 01	13:44 0001 4230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193388
IDENTIF. # REFERENCE

96 JUN 17 PM 1:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052038