6-117

WARRANTY DEED

10339 646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 4/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Caldwell (NAME)	Pacific Southwest Bank (NAME)	MAP 172-8-A
1621 Hunters Branch Road (ADDRESS)	4144 N. Central Expwy, Suite 160 (ADDRESS)	PARCEL 133CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	5D 63816

FOR AND 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, WE, Rene' C. Swope and husband, Robert D. Swope, II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Caldwell and wife, Charlene S. Caldwell

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

Being Lot Number 133 on the Plan of Section 2A, Hunters Branch, of record in Plat Book 6250 at page 819 as amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rene' C. Swope by deed from Robert D. Swope, II and wife, Rene' C. Swope of record in Book 10134, page 551, Register's Office for Davidson County, TN. The said Robert D. Swope, II joins in this conveyance to convey any interest he may have as the husband of Rene' C. Swope.

Subject to restrictions of record in Book 6601, page 7, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1621 Hunters Branch Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 GRANTEES, their 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.

Witness our hand s this 30th day of January 19 97

Rene' C. Swope

Rene' C. Swope

Robert D. Swope, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rene' C. Swope and husband, Robert D. Swope, II

the bargainor s 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 Nashville, Tennessee, this 31st day of January 19 97.

Commission expires 4.23.97

Laura D. Boxley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

97 FEB -4 PM 3:04
DAVIDSON COUNTY, TN.

02700076
IDENTIFICATION REFERENCE

3111 02/04 0101 03CHECK 364.20

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10339 PG 648

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 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 8.00
TOTAL 364.20
CHECK 364.20

02/04/97 01 15:05 0001 3111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270076
IDENTIF. & REFERENCE

97 FEB -4 PM 3:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113626