BOOK 10575 PG. 27

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore J. Caldwell (NAME)	CTX Mortgage Company (NAME)	130-09-128
1205 Nichol Lane (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	

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, Susan Maxwell-Olvey and Brian E. Maxwell and Daniel H. Maxwell and John K. Maxwell and the E. Kenneth Maxwell Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore J. Caldwell and wife, Tina F. 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:

LAND in Davidson County, Tennessee, being Lot No. 16 of Block No. 4 on the Plan of the Highlands of Belle Meade No. 1 as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 100 feet on the westerly side of Midland Drive, now Nichol Lane, and runs back 168.73 feet on the southerly line and 167.8 feet on the northerly line to a dead line, and measures 100 feet thereon.

BEING the same property conveyed to Susan Maxwell-Olvey, Brian E. Maxwell, Daniel H. Maxwell and John K. Maxwell an undivided one-half interest by deed from John K. Maxwell, Trustee of the E. Kenneth Maxwell Trust, of record in Book 10541, page 398, Register's Office for Davidson County, Tennessee, and further vested in Susan E. Maxwell-Olvey, John K. Maxwell, Brian E. Maxwell and Daniel H. Maxwell as devisees under the Will of E. Kenneth Maxwell of record in Will Book 213, page 810, Probate Court Clerk's Office of Davidson County, Tennessee.

97 AUG 20 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0339348

unimproved ( )
This is improved (X) property, known as 1205 Nichol Lane, Nashville, Tennessee 37205
(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 15th day of August 19 97

Susan Maxwell-Olvey by [illegible] P.O.A.

Daniel H. Maxwell

Brian E. Maxwell by [illegible] P.O.A.

John K. Maxwell, individually and as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10575 PG. 28

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Susan Maxwell-Olvey and Brian E. Maxwell~~ and Daniel H. Maxwell and John K. Maxwell

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 15th day of ~~August~~ August, 19 97.

Commission expires Sept 23 2000

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

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named John K. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Susan Maxwell-Olvey and Brian E. Maxwell as his/her Attorney-in-Fact, as the free act and deed of the within named Susan Maxwell-Olvey and Brian E. Maxwell.

WITNESS my hand and official seal at office, this 15th day of August, 1997.

Notary Public

My Commission Expires: Sept 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

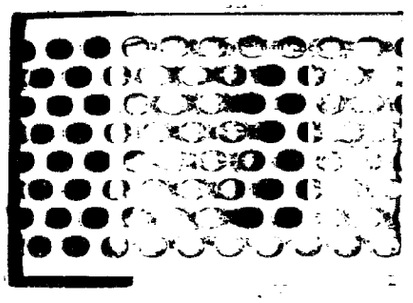
Before me, the undersigned notary public in and for the state and county above, personally appeared the within named John K. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who ackowledges that he as Trustee for the E. Kenneth Maxwell Trust executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 1997.

My Commission Expires: Sept 23, 2000

Notary Public

DAV 08/20 0101 03CHECK 1211-50

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



RECEIVED OF _____

FOR _____

BOOK 10575 PG 29

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

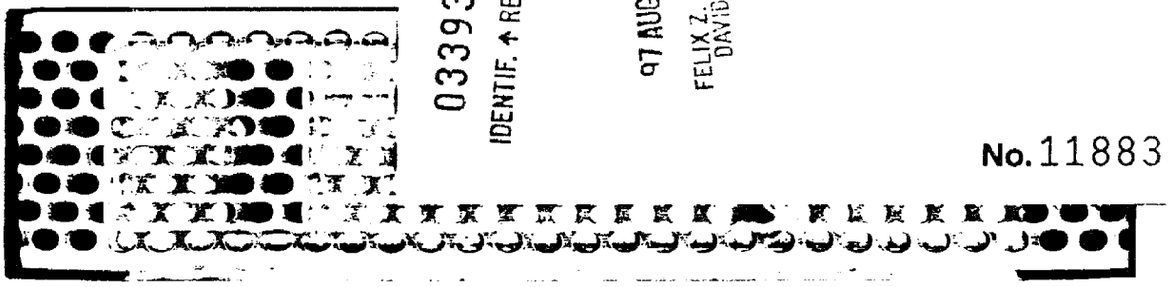
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHMT 325000.00
CON TX 1202.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 1211.50
CHECK 1211.50
08/20/97 01 10:30 0001 8789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 AUG 20 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0339348
IDENTIF. ↑ REFERENCE



No. 1188331