Mail

THIS INSTRUMENT PREPARE BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

WARRANTY DEED

2512 10/22 0101 03CHECK 27.80

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Barbara K. Wade 4348 Beekman Drive Nashville, TN 37215	Same	022-00-0 187.00

FOR AND IN CONSIDERATION of the sum of Four Thousand Dollars and no/100 ($4,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James I. Caldwell III, has bargained and sold and by these presents does transfer and convey unto Barbara K. Wade (the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEGINNING at an iron pin in Duffey's south line, the same being Medley's northeast corner and the northwest corner of the tract herein conveyed; thence with Duffey's south line, south 88 deg. 45' 26" east crossing a 50 foot right-of-way easement known as Denby Hill Road, 749.72 feet to an iron pin; thence south 02 deg. 28' 08" west 581.15 feet to an iron pin; thence north 88 deg. 45' 26" west 749.72 feet to an iron pin in Medley's east line; thence with Medley's east line, north 2 deg. 28' 08" east crossing back across said road to the beginning containing 10.00 acres, more or less.
>
> This conveyance is subject to the right of way of Denby Hill Road.
>
> Being the same property conveyed to Barbara Wade and James I. Caldwell III by Warranty Deed In Lieu of Foreclosure from Mark Hayes of record in Book 10538, page 414, Register's Office for Davidson County, Tennessee.
>
> 1997 taxes to be paid by Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, her heirs and assigns, forever. I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as of record. And I do further covenant and bind

myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF I have set my hand on this 15 day of October, 1997.

James I. Caldwell III

Ruth R Caldwell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, James I. Caldwell III, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 15 day of October, 1997.

Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

AFFIANT

Sworn to and subscribed before me

Ruth R Caldwell

this 15 day of October, 1997.

Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

ANGELA S. MA... NOTARY PUBLIC AT LARGE ... COUNTY, TN

Ruth Caldwell

Ruth Caldwell

Ruth Caldwell, the spouse of James I. Caldwell III, joins herein solely for the purpose of consenting to this Deed and releasing and conveying to Grantee any and all right, title, and interest she may have in the property whether arising by virtue or marriage or otherwise.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Ruth Caldwell, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 15 day of October, 1997.

Notary Public

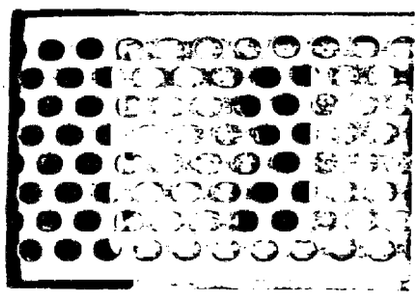
My Commission Expires: My Commission Expires MAR. 21, 1998

0361472
IDENTIFICATION REFERENCE

97 OCT 22 AM 9:28

REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10653 PG 934

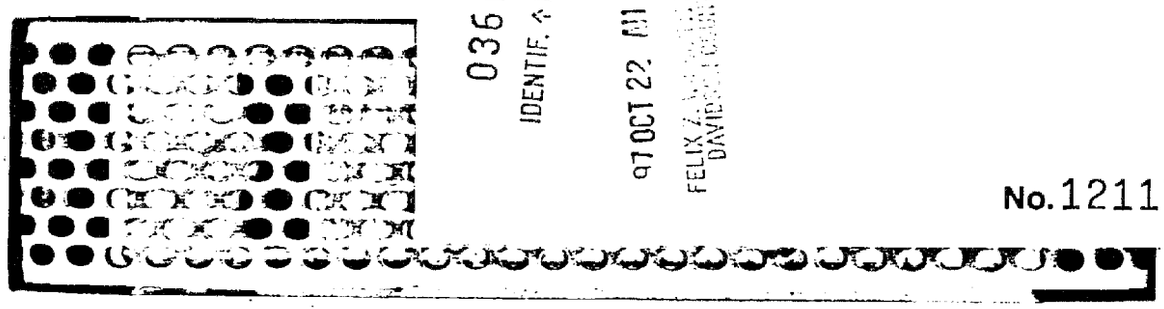
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 4000.00
CON TX 14.80
PRFEE 1.00
WDEED 12.00
TOTAL 27.80
CHECK 27.80

10/22/97 01 09:31 0001 2512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0361472
IDENTIF. & REFERENCE

97 OCT 22 AM 9:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1211787