THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $331,000.00 **AFFIANT** Subscribed and sworn to before me, this 27th day of February 1998. Notary Public My Commission Expires: 11/23/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Andrew McEntire Caldwell, Mary Beth Caldwell and Lee Caldwell 208 Cantrell Ave. Nashville, TN 37205	SAME	104-13-17 26W-08780

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN A. BONNER, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANDREW McENTIRE CALDWELL AND WIFE, MARY BETH CALDWELL AND LEE CALDWELL,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, the northerly 10 feet of Lot No. 6 and the southerly 10 feet of Lot No. 4 on the Plan of Subdivision of Lots No. 6 ,7, 8 and 9, of Block F and Lots No. 8, 9 and 10 of Block E, in the Whitland Realty Company's Subdivision of record in Book 421, page 169, Register's Office for said County, also being marked "Hirsig" on the plan of the Resubdivision of certain lots in Blocks E, F and G in Whitland Realty Company's Subdivision, as of record in Book 547, page 35, Register's Office for said County.

Said Lot No. 5 and parts of Lots No. 6 and 4 adjoin and front together 80 feet on the easterly side of Cantrell Avenue (formerly Wilson Avenue) and run back between parallel lines 200 feet to a dead line, and are a part of the Original Lot No. 8 of Block F.

Being the same property conveyed to Susan A. Bonner by deed from Pallas Pidgeon McGown of record in Book 6540, page 837, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 208 Cantrell Avenue, Nashville, Tennessee 37205.

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 she covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person 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 hands this 27th day of February, 1998.

Susan A. Bonner

Susan A. Bonner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN A. BONNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 1998.

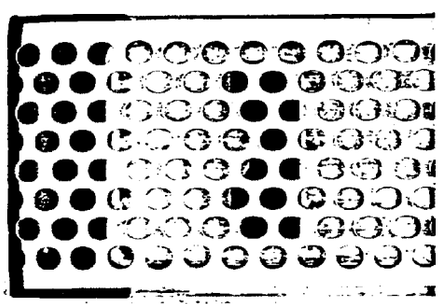
Notary Public

My Commission Expires: 11/27/99

040636 IDENTIFIED

98 MAR -2 AM 11:24

9427 03/02 0101 CASHIER 12



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

RECEIVED OF _____

FOR _____

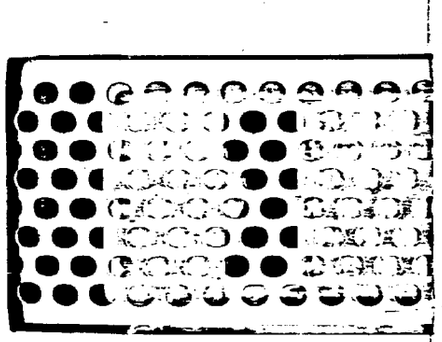
BOOK 10815 PG 594

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
331000.00
CO TX 1224.70
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
MTGEED 8.00
TOTAL 1233.70
CHECK 1233.70

03/02/98 01 11:22 0001 9427



0406362
IDENTIF. ← REFERENCE

98 MAR -2 AM 11:24

No. 1259873