10826 994

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue South
Suite 107
Nashville, TN 37203

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Ronald P. Caldwell 4670 Clarksville Highway Nashville, TN 37218	SAME	49-00-270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $102,000.00.

Affiant

Subscribed to and sworn before me this 4th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of One Hundred Two Thousand Dollars ($102,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICHARD E. JACKSON, a single man, who by that certain Amended Order of the Fifth Circuit Court for Davidson County, Tennessee was granted the sole and exclusive authority to sell and convey the real property described herein without the signature of his ex-wife, LAVONA E. JACKSON (referred to herein as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto RONALD P. CALDWELL and wife, REGINA D. CALDWELL (the "Grantee"), their heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Roy's Heights of record in Book 3842, page 14, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RICHARD . JACKSON and wife, LAVONA . JACKSON by deed from Earnest T. Powell and wife, Helen L. Powell of record in Book 7397, page 614, Register's Office for Davidson County, Tennessee. By that certain Amended Order of the Fifth Circuit Court for Davidson County, Tennessee Richard E. Jackson was granted the sole and exclusive authority to sell and convey the real property described herein without the signature of his ex-wife, LAVONA E. JACKSON

This is improved real property known as 4670 Clarksville Highway, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

defend the title to said real estate to said Grantee, their heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 4th day of March, 1998.

RICHARD E. JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD E. JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 4th day of March, 1998.

Notary Public

My Commission Expires March 25, 2000

PICK-UP

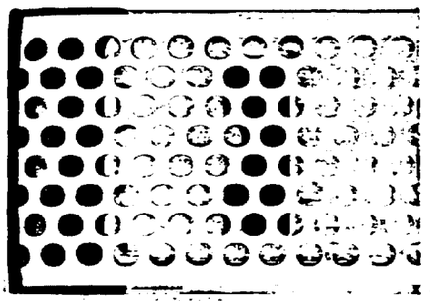
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IDENTIF. & REFERENCE
98 MAR -6 PM 1:34

2241 03/06 0101 03[illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10826 PG 996

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

CASH

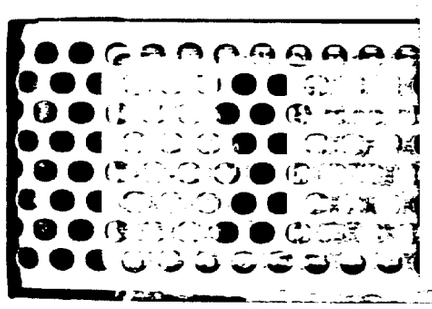
CONTX

PRFEE 1.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK

03/06/98 01 15:33 0001 22-1



0409017

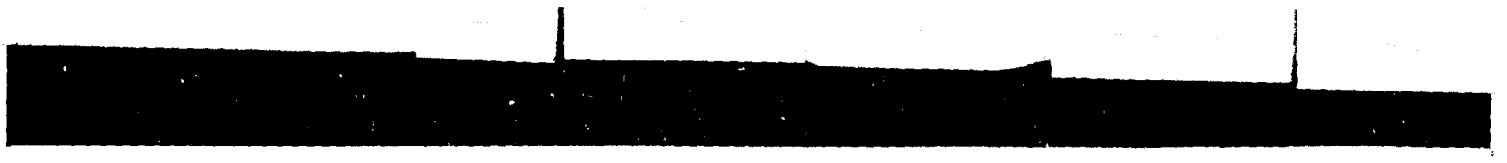
IDENTIF. ✦ REFERENCE

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REGISTER

DAVIDSON CO. TN.

No. 1262648



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