0416392
IDENTIF. ↑ REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

98 MAR 25 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10852 PG 761

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***10,000.00.

0338 03/25 0101 03CHECK 46.00

Kevin A Caldwell
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 11th day of March, 1998.

Mitchell A Watts
Notary Public

My Commission Expires: 4-24-2001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KEVIN CALDWELL 2006 Eastside Avenue Nashvile, Tennessee 37206	KEVIN CALDWELL 177 Twin Oaks Drive Nashville, TN 37211	MAP 94-2 PARCEL 219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND 00/100 DOLLARS ($***10,000.00),

(a) of which ONE THOUSAND AND 00/100 DOLLARS ($***1,000.00) have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of NINE THOUSAND AND 00/100 DOLLARS ($***9,000.00), the Grantee herein has this day executed a Deed of Trust Note payable to Grantor with an interest rate of EIGHT percent (***8.000%) payable in monthly installments of $***182.50 with the balance of any unpaid principal and accrued interest due and payable on April 1, 2003.

We, M. Jean Hemmer and Charles B. Hemmer, Trustees of the Hemmer Family Trust, hereinafter called the Grantors, exercising the full power and authority vested in us and without joinder of the beneficiaries, have bargained and sold, and by these presents do transfer and convey unto KEVIN CALDWELL, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28 on the Plan of United Electric Railway Company's Addition of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to the Hemmer Family Trust, M. Jean Hemmer and Charles B. Hemmer, Trustees, by deed from Andy Gammon, Noble Gammon and Kenny Gammon of record in Book 10254, page 760, Register's Office for Davidson County, Tennessee.

This is improved property known as 2006 Eastside Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS in their capacity as trustees, but not individually or otherwise, covenant that they have full power and lawful authority to sell and convey the property; that they will forever warrant and defend the same against the lawful claims of all persons claiming the same from, through or under them, but not further or otherwise and that the title to said property is free, clear and unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of United Electric Railway Company's Addition, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we, as Trustees, have hereunto set our hands on this the 18 day of March, 1998.

HEMMER FAMILY TRUST

BY: M. Jean Hemmer, Trustee
M. Jean Hemmer, Trustee

BY: Charles B. Hemmer Trustee
Charles B. Hemmer, Trustee

STATE OF Arizona)
COUNTY OF Maricopa)

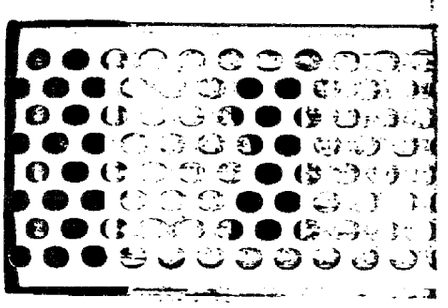
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Jean Hemmer and Charles B. Hemmer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they as Trustees executed the within instrument for the purposes therein contained by signing as Trustees.

WITNESS my hand and seal this 18th day of March, 1998.

Laura B Jepson
Notary Public

My Commission Expires: NOV. 6, 2000

OFFICIAL SEAL
LAURA B. JEPSON
Notary Public - State of Arizona
MARICOPA COUNTY
My comm. expires Nov. 6, 2000



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

RECEIVED OF _____

FOR _____

BOOK 10852 PG 763

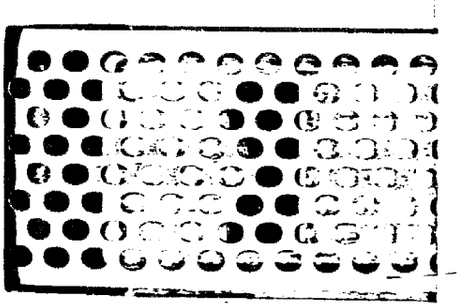
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
TOTAL	46.00
CHECK	46.00

03/25/98 01 12:49 0001 0338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 16392
IDENTIF. ↑ REFERENCE

98 MAR 25 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270635