This Instrument Prepared By:

BOOK 10970 PG 433

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Terri Gail Calderon and Janice Nancy Schim 708 Harding Place Nashville, TN 37211	First American National Bank First American Center ATTN: Mortgage Lending Nashville, TN 37237-0209	146-04-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Sworn to and subscribed before me this 4 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 2/23/02

DOUGLAS S. HALE NOTARY AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

98 JUN 10 AM 9:31

0448440

IDENTIF. # REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM T. SAWYER** and wife, **JOYCE SAWYER**, hereinafter called the "**GRANTORS**", have bargained and sold and by these presents do transfer and convey unto **TERRI GAIL CALDERON** and **JANICE NANCY SCHIM** as joint tenants with the right of survivorship, hereinafter called the "**GRANTEES**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 689 on the Plan of Caldwell Hall, Section X, of record in Book 3106, page 79, said Register's Office.

SAID Lot No. 689 fronts 80 feet on the northerly side of Harding Place, and extends back 117.91 feet on the easterly line and 170 feet on the westerly line, to a dead line in the rear on which it measures 95.47 feet.

BEING the same property conveyed to William T. Sawyer and wife, Joyce Sawyer, by Warranty Deed from Larry L. Schmittou and wife, Shirley A. Schmittou of record in Book 6039, page 976, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE-DESCRIBED TRACT BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at a point on the north existing right of way line of State Route 255 (Harding Place) said point being on the common property line between Margaret P. Yates and grantors herein and located 42.88 feet left of State Route 255 (Harding Place) survey centerline station 123+49.58; thence with said common property line North 07 degrees 51 minutes

13 seconds West a distance of 17 feet, more or less, to a point located on the north proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line North 81 degrees 47 minutes 47 seconds East a distance of 80 feet, more or less, to a point located on the common property line between T. Edward and Peggy W. Potts and the grantors herein; thence with said common property line South 07 degrees 51 minutes 13 seconds East a distance of 17 feet, more or less, to a point located on the north existing right of way line of State Route 255 (Harding Place), said point being 42.39 feet left of survey centerline station 124+29.58; thence with said existing right of way line South 82 degrees 08 minutes 47 seconds West a distance of 80 feet to the POINT OF BEGINNING and containing 1,390 square feet, more or less, and being a portion of the same property conveyed unto the grantors as of record in Deed Book 6039, page 976, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the State of Tennessee by Warranty Deed from William T. Sawyer and wife, Joyce Sawyer, of record in Book 10439, page 105, Register's Office for Davidson County, Tennessee.

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

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 146-04-10.

2. Restrictive covenants contained in an instrument of record in Book 3330, page 208, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Book 3106, page 79, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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 persons whomsoever.

This improved property is known as 708 Harding Place, Nashville, Tennessee 37211.

WITNESS our hands this 4th day of June, 1998 in Franklin, Tennessee.

William T. Sawyer
WILLIAM T. SAWYER

Joyce Sawyer
JOYCE SAWYER

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Sawyer and wife, Joyce Sawyer, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of June, 1998.

Notary Public

My commission expires: 2/23/02

DOUGLAS S. HALE NOTARY AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO. TENNESSEE

B502 06/10 0101 03CHECK 309.00

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY 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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	12.00
TOTAL	309.00
CHECK	309.00

06/10/98 01 09:30 0001 8502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448440
IDENTIF. ← REFERENCE
98 JUN 10 AM 9:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304388