BOOK 11001 PAGE 514

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,200.00

William B. Hagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 9/14/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peak Returns, LTD (NAME) | SAME (NAME) | Map 72-4 |
| 107 APACHE CT (ADDRESS) | (NAME) | Parcel 143 |
| HENDERSONVILLE TN 37075 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Caldwell (aka James D.) and wife, Kimberly J. Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peak Returns, LTD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 of Block D on the Plan of Inglewood Terrace which is of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Golf Street, the corner of Lots Nos. 9 and 10; thence with the line between said lots, westerly 172 feet 3 inches to the east line of Lot No. 8; thence with the line between Lots Nos. 8 and 9, southeasterly 90 feet to the north margin of Inglewood Circle South; thence with the margin of same easterly 125 feet 7 inches to the beginning of a curve; thence around said curve 81 feet 4 inches to the westerly margin of Golf Street; thence with the margin of the same northerly 38 feet 3 inches to the beginning.

Being the same property conveyed to James A. Caldwell (aka James D.) and wife, Kimberly J. Caldwell by Deed of record in Book 8936, page 477, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 JUL -1 PM 1:36
FELIX A. ELLIS III REGISTER
DAVIDSON COUNTY, TN.

RECEIVED & RECORDED

045764

unimproved ( )
This is improved (X) property, known as 1706 Golf Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 hand s this 29th day of June 19 98

James A. Caldwell (aka James D.)

Kimberly J. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Caldwell (aka James D.) and wife, Kimberly J. Caldwell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of June, 19 98.

Commission expires 9/13/00

Notary Public

CARROLL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

8415 07/01 0101 03CHECK 30.04

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 516

| | | |
|---|---|---|
| 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 79200.00
CON TX 293.04
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 304.04
CHECK 304.04

07/01/98 01 13:36 0001 8415

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0457647
IDENTIF. & REFERENCE

98 JUL -1 PM 1:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

**No.** 1314197