This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

BOOK 11277 PAGE 853

WARRANTY DEED

Address New Owner(s) as follows: **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL, 119 Cambridge Court, Goodlettsville TN 37072**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. **103-14A-22**, Field Book No. **8DA-60182.**

For and in consideration of the sum of **ONE HUNDRED FIVE THOUSAND** ($105,000.00) **DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **KENDALL LYNCH and wife, CAROLE LYNCH**, hereinafter referred to as Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved ( ) unimproved (X) property, known as **122 Postwood Place, Nashville TN 37205.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL,** their heirs and assigns, forever; and we, **KENDALL LYNCH and wife, CAROLE LYNCH**, 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 shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 30th day of December 1998.

KENDALL LYNCH

CAROLE LYNCH

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **KENDALL LYNCH and wife, CAROLE LYNCH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 1998.

Notary Public

My commission expires 28 May 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**105,000.00**.

Affiant

Subscribed and sworn to before me
this 30th day of December 1998.

Notary Public

My commission expires 28 May 2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A BOOK 11277 PAGE 855

Land in Davidson County, Tennessee, being Lot No. 22 on the Revised Plan of Postwood as of record in Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to **KENDALL LYNCH AND WIFE, CAROLE LYNCH**, by deed from **Mario Ferrari and wife, Robin Ferrari**, as shown of record in Book **6039**, page **810**, Register's Office for Davidson County, Tennessee.

0531733
IDENTIF. & REFERENCE

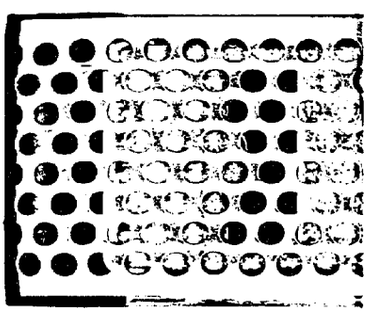
98 DEC 31 PM 3:45

[illegible] REGISTER
DAVIDSON COUNTY, TN.

7434 12/31 0101 03CHECK 403.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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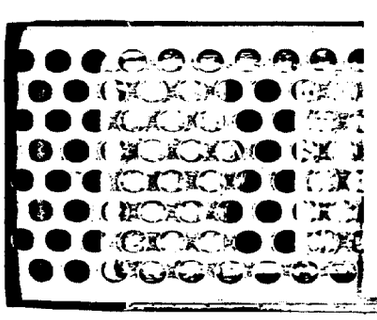
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHRT	105000.00
CO TX	399.50
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	402.50
CHECK	402.50

12/31/98 01 15:42 0001 7434

0531733
IDENTIF. & REFERENCE

98 DEC 31 PM 3:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404740