BOOK 11379 PG. 868

STATE OF TENNESSEE
COUNTY OF Davidson

7904-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 103,000.00

B. Patrick Whitworth

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 99

Mark A. Ellmore, Jr.

Notary Public

MY COMMISSION EXPIRES: 1/25/03

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Patrick Whitworth	FT Mortgage Companies d/b/a	148-13-138
(NAME)	(NAME)Sunbelt National Mortgage	
4921 Yorktown Road	P. O. Box 146	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Memphis, TN 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 of which is hereby acknowledged, WE, Eric Timothy Caldwell and wife, Melissa Caldwell

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto B. Patrick Whitworth, a single person

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:

Being Lot No. 254 on the Plan of Fairlane Park, Section III, as of Record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to the Grantor(s) by deed of even date and recorded simultaneously herewith.

BEING the same property conveyed to Eric Timothy Caldwell and wife, Melissa Caldwell by deed from Hugh H. Caldwell and wife, Nancy G. Caldwell, filed of record in Book 6293, page 271, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

99 MAR 11 PM 2:45

0559837

This is improved property known as 4921 Yorktown Road, Nashville, Tennessee 37211

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 their hand s this 26th day of February, 19 99.

Eric Timothy Caldwell

Eric Timothy Caldwell

Melissa Caldwell

Melissa Caldwell

7904-M

BOOK 11379 PG. 869

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Eric Timothy Caldwell and wife, Melissa Caldwell the bargainors, 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 Nashville Tennessee, this 26th day of February, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

01.262 RECORDED 10:01 03/11/99 #27

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11379 PG. 870

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

0559837

NUMBER A REFERENCE

99 MAR 11 PM 2:45

CAMT	103000.00
CON TX	381.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	392.10
CHECK	392.10

03/11/99 01 14:44 0001 7264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436406