THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 310,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August 1999

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM PARKES, III 216 Fairfax Avenue Nashville, Tennessee 37212	GUARANTY TRUST COMPANY 640 Broadmor Boulevard #100 Murfreesboro, Tennessee 37129	MAP 104-6 PARCEL 90

WARRANTY DEED BOOK 11643 PAGE 177

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND NO/100------- ($ 310,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, HAROLD P. CALDWELL, III, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM PARKES, III AND WIFE, BEVERLY GILLIAND-PARKES 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. 64 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Harold P. Caldwell, III, by deed from James Lynn Fuston and wife, Mary Sturm Fuston, of record in Book 11175, page 234, Register's Office for Davidson County, Tennessee.

Tara B. Caldwell, spouse of Harold P. Caldwell, III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

3129 05/31 0101 03CHECK 1158.00

This is improved property known as 216 Fairfax Avenue, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Co.'s West End Heights Subdivision of record in Book 332, page 124 & 125, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of August, 19 99.

HAROLD P. CALDWELL, III

TARA B. 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 HAROLD P. CALDWELL, III and TARA B. CALDWELL, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 1999.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

063085857
IDENTIFICATION REFERENCE
99 AUG 31 PM 3:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11643 PAGE 179

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

0630857

IDENTIF. + REFERENCE

99 AUG 31 PM 3:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	310000.00
CON TX	1147.00
FRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1158.00
CHECK	1158.00

08/31/99 01 15:09 0001 3129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511184