BOOK 11732 PAGE 86

THIS INSTRUMENT PREPARE BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Barbara K. Wade 4348 Beekman Drive Nashville, TN 37215	Same	022 204

FOR AND IN CONSIDERATION of the sum of One Thousand Two Hundred Fifty Dollars and no/100 ($1,250.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James I. Caldwell III, has bargained and sold and by these presents does transfer and convey unto Barbara K. Wade (the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a tract of land shown on Property Map 22, Assessor's Office, bounded in general by Harriett Gupton on the east, Herman Duffie on the north, tracts 29 and 28b of the David Wade Division on the west, and tract 27 of said Division on the south, and lying off the north side of Bear Hollow Road, more particularly described as follows:

Commencing at an existing iron pin on the north side of Bear Hollow Road, said pin being Harriett Gupton's southwest corner (ref. Deed Book 2443, Page 557, R.O.D.C.), and the southeast corner of tract 30 of the David Wade Division, thence leaving said road and with Gupton's west line and the east line of tracts 30 and 27 of said Division North 25 deg. 21 min. 57 sec. West, passing an existing iron pin at 318.84 feet, in all 670.03 feet to an existing iron pin, the northeast corner of tract 27, and the true point of beginning for the herein described tract;

Thence leaving Gupton and this true point of beginning, and with the north line of tract 27 South 76 deg. 18 min. 20 sec. West, crossing a drain, in all 481.68 feet to an existing iron pin, the southeast corner of tract 28b of said Division; thence leaving tract 27 and with the revised east line of tract 28b North 16 deg. 27 min. 57 sec. West, 219.08 feet to an iron pin in a ridge road; thence with said road North 06 deg. 32 min. 24 sec. West, 165.33 feet to an iron pin; thence North 14 deg. 29 min. 25 sec. East, passing an iron pin, the common corner of tract 28b and tract 29 at 18.13 feet, in all 147.13 feet to an iron pin; thence continuing with the revised line of tract 29 North 28 deg. 03 min. 39 sec. West 182.99 feet to an iron pin in Herman Duffie's south line (ref. Deed Book 6265, Page 74, R.O.D.C.), said pin being the northeast corner of tract 29, thence leaving tract 29 and the Ridge

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Road, and with Duffie's south line South 88 deg. 45 min. 26 sec. East 334.18 feet to an existing iron pin in Harriett Gupton's west line, said pin being Duffie's southeast corner; thence leaving Duffie and with Gupton South 25 deg. 21 min. 57 sec. East, passing a reference iron pin at 612.99 feet, in all 616.42 feet to the true point of beginning, containing 5.86 acres, more or less, being part of Deed Book 7645, Page 445, and part of Deed Book 7663, Page 61, Register's Office, according to a survey by Randolph L. Chapdelaine dated 12/4/88.

Being the same property conveyed to James I. Caldwell and The Estate of David R. Wade III by Substitute Trustee's Quitclaim Deed from Martin C. Giner, Substitute Trustee, of record in Book 7759, Page 677, 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 Grantee, her heirs and assigns, forever. I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as of record. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

IN WITNESS WHEREOF I have set my hand on this 21st day of October, 1999.

James I. Caldwell III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, James I. Caldwell III, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 21st day of October, 1999.

Notary Public

My Commission Expires: 9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250.00.

Barbara H. Wade
AFFIANT

Sworn to and subscribed before me

this 21st day of October, 1999.

Notary Public

My Commission Expires: 9-28-2000

Ruth R. Caldwell
Ruth Caldwell

Ruth Caldwell, the spouse of James I. Caldwell III, joins herein solely for the purpose of consenting to this Deed and releasing and conveying to Grantee any and all right, title, and interest she may have in the property whether arising by virtue or marriage or otherwise.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Ruth Caldwell, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 21st day of October, 1999.

Notary Public

My Commission Expires: 9-28-2000

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11732 PAGE 89

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

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REFERENCE

DAVIDSON CO. TN.

CAMT	1250.00
CON TX	4.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	19.63
CHECK	19.63

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535708