WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF November, 19 99

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-23-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candice Jo Caldwell (NAME)	Columbia National, Incorporated (NAME)	MAP 61-11
1022 Curdwood Boulevard (ADDRESS)	P.O. Box 3050 M.S. D1-11 (ADDRESS)	PARCEL 181
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Cynthia Hiltz Vaughan and spouse, Brian Vaughan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candice Jo Caldwell

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:

SEE ATTACHED EXHIBIT A

MAIL ENV 99 DEC -1 PM 2:37
L.L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

0662749

REFERENCE

unimproved ( )
This is improved (X) property, known as 1022 Curdwood Boulevard, 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 ~~my~~ our hand this 29th day of November 19 99

Cynthia Hiltz Vaughan
Cynthia Hiltz Vaughan

Brian Vaughan
Brian Vaughan

12/01 0101 03 CHECK
266.13

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 Cynthia Hiltz Vaughan and spouse, Brian Vaughan

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 Madison, Tennessee, this 29th day of November, 19 99.

Commission expires 3-23-02

Notary Public

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

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly part of Lot No. 4 and the easterly part of Lot No. 5 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Plan Book 421, page 178, Register's Office for Davidson County, Tennessee. Said parts of said lots described as follows:
Beginning in the southerly margin of Maplewood Boulevard at a point 67 feet westerly from the northeast corner of said Lot No. 4, and running thence in a westerly direction along the southerly margin of said Maplewood Boulevard, 66 feet to a point; in the southerly margin of Maplewood Boulevard, 67 feet and 4 inches easterly from the northwest corner of said Lot No. 5; thence in a southerly direction parallel with the westerly line of said Lot No. 5, a distance of 256 1/2 feet, more or less, to the northerly margin of McIver Street; thence in an easterly direction along the northerly margin of McIver Street, 66 feet, more or less, to a point in the northerly margin of McIver Srett, 67 feet, more or less, westerly from the southeast corner of said Lot No. 4; thence in a northerly direction parallel with the easterly line of said Lot No. 4, a distance of 260 1/2 feet, more or less, to the point of beginning, in the southerly margin of Maplewood Boulevard. (A portion of said Lot 5 has been sold or an easement granted to Nashville Electric Service.)

Being the same property conveyed to Cynthia Hiltz, by Quitclaim deed from Margaret Bray, Trustee of record in Book 10730, page 400, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded therefrom is the following property conveyed from Walter Oscar Sanders and wife, Clarice France Sanders to Electric Power Board of the City of Nashville, by deed of record in Book 2096, page 111, of record in the Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 90 feet of the Westerly part of Lot No. 4 and the southerly 90 feet of the easterly part of Lot No. 5 on the Map of George Burris Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point on the northerly margin of McIver Street, 66.9 feet westerly from the southeast corner of Lot No. 4 on said Map; thence north 90-3/4 deg. east 90 feet; thence westwardly 65.9 feet, more or less, to the eastern boundary line of a part of Lot No. 5 conveyed to Aubrey L. Hunter and wife, by deed from Anna M. Roesch of record in Book 1308, page 381, Register's Office for Davidson County, Tennessee; thence with the eastern boundary line of said Hunter property southwardly 90 feet to the northerly margin of said McIver Street, 67.2 feet easterly from the southwest corner of said Lot No. 5; thence with the northerly margin of said street; eastwardly 65.9 feet to the beginning.

This conveyance is subject to notes, easements and building setback lines, if any, as may be set forth on the Map of George Burrus Subdivision of Lot 81, of the Maplewood Home Tract, of record in Book 421, page 178, in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11764 PAGE 53

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

0662749

IDENTIFICATION REFERENCE

99 DEC -1 PM 2:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	94900.00
CON TX	351.13
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	366.13
CHECK	366.13

12/01/99 01 14:38 0001 7058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544663