FILE BOX 7 SATURN

FILE #SP39360

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10029B

MAP/GROUP/PARCEL: 061-07-0/109.00

NEW OWNER'S NAME AND ADDRESS:
EDWARD E. CALDWELL
914 BROADMOOR DRIVE
NASHVILLE, TN 37216

Davidson County DEEDWARR
Recvd: 10/24/00 11:20 2pgs
Fees:11.00 Taxes:269.92
20001024-0105383

SEND TAX BILLS TO:
~~NEW OWNER~~
OWNER
914 BROADMOOR
NASHVILLE, TN
37216

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, RITA E. SWEENEY, and husband, James S. Sweeney, Sr., hereinafter called Grantors, do hereby transfer and convey unto EDWARD E. CALDWELL, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17 of Block "E" on the Map of Broadmoor, as of record in Book 547, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 914 Broadmoor Drive, Nashville, Tennessee 37216.

BEING the same property conveyed to Rita E. Sweeney herein by deed of record in Book 6087, Page 889, Register's Office for Davidson County, Tennessee.

James S. Sweeney, Sr., husband of Rita E. Sweeney, joins in the conveyance for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Rita E. Sweeney
RITA E. SWEENEY
by JAMES S. SWEENEY, SR., ATTORNEY IN FACT

James S. Sweeney, Sr.
JAMES S. SWEENEY, SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., with whom I am personally acquainted and who upon oath acknowledged James S. Sweeney, Sr. to be the Attorney in Fact for Rita E. Sweeney, the within named bargainor, and that James S. Sweeney, Sr. as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Rita E. Sweeney as Attorney in Fact.

DONE at offices in Hendersonville, TN, on this the 19th day of October, 2000.

Chris Forsythe
NOTARY PUBLIC

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

10/15/03

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $72,950.00.

Edward E. Caldwell
AFFIANT

Sworn to and subscribed before me, this 19th day of October, 2000.

Alan L. Saturn
NOTARY PUBLIC

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

9/28/2002