RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

This instrument was prepared by:
JAY B. JACKSON
Attorney at Law
100 Town Center Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797
Deed drafted based upon information provided by the parties.

Davidson County DEEDWARR
Recvd: 12/14/00 08:54 2pgs
Fees:11.00 Taxes:518.00
20001214-0122914

Address New Owner:

Brad Whitfield
106 Bowling Avenue
Nashville, TN 37205

Send Tax Bills to:

New Owner

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JANICE ALLENE CALDWELL, survivor of herself and Richard R. Caldwell (deceased)** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and conveys unto **BRAD WHITFIELD,** hereinafter called the Grantee, his heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 302, Richland Realty Company, Division B, of record in Plat Book 332, Page 174, to which reference is hereby made for a more complete description thereof. Said lot no. 302 fronts 50 feet on the easterly side of Bowling Street and runs back between parallel lines 200 feet to an alley.
>
> Being the same property conveyed to Richard R. Caldwell (deceased) and wife, Janice Allene Caldwell by deed of record in Book 3401, Page 83, Register's Office for Davidson County, Tennessee.
>
> **Map 104-05-0 Parcel #: 308.0**

The property is encumbered by the following:

1. 2001 property taxes which are a lien but not yet due and payable.
2. Said property is subject to all easements, restrictions and all other matters of record in the Davidson County Register of Deeds Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of November, 2000.

JANICE ALLENE CALDWELL

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, _____, the undersigned Notary Public in and for said County and State, the within named grantor, **JANICE ALLENE CALDWELL** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 30 day of November, 2000.

Notary Public

My commission expires: 11-22-03

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn to and Subscribed before me,
This 30 day of November, 2000.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Notary Public

My commission expires: 11-22-03.