Box 42

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
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Davidson County DEEDWARR
Recvd: 04/19/01 16:00 3pgs
Fees:15.00 Taxes:296.00
20010419-0039028

WARRANTY DEED

Address New Owner(s) as follows: **M. MICHAEL NIXON, 638 Timber Lane, Nashville TN 37215**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. 103-15A-22, Field Book No. 8DA-60182.

For and in consideration of the sum of **EIGHTY THOUSAND** ($80,000.00) **DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL**, hereinafter referred to as Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **M. MICHAEL NIXON**, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is unimproved property, known as **122 Postwood Place, Nashville TN 37205.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **M. MICHAEL NIXON**, his heirs and assigns, forever; and we, **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL**, do covenant with the said Grantee 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 shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 19th day of April 2001.

JAMES L. CALDWELL

SUSAN WRAY CALDWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April 2001.

Notary Public

My commission expires 24 July 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value~~, whichever is greater, for this transfer, is $80,000.00.

Affiant

Subscribed and sworn to before me this 19th day of April 2001.

Notary Public

My commission expires

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 on the Revised Plan of Postwood as of record in Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to **JAMES L. CALDWELL and wife, SUSAN WRAY CALDWELL**, by deed from **Kendall Lynch and wife, Carole Lynch**, as shown of record in Book 11277, page 853, Register's Office for Davidson County, Tennessee.