Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Edward B. Caldwell and Paige T. Caldwell 4303 Esteswood Drive Nashville, TN 37215	130-04-015	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Christopher T. Hannon and wife, Jennifer O. Hannon (the "Grantors"), have bargained and sold, and by these presents does transfer and convey to Edward B. Caldwell and wife, Paige T. Caldwell (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Davidson County DEEDWARR
Recvd: 05/30/01 11:39 2pgs
Fees:11.00 Taxes:1609.50
20010530-0055788

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts150 feet on the westerly margin of Esteswood Lane and extends back 253.61 feet on the northerly line and 253.95 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Grantors by deed of record in Book 9209, page 194, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Esteswood Estates of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 1850, page 17, Register's Office for Davidson County, Tennessee.

This is improved property located at 4303 Esteswood Drive, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2001.

Loretta B. Lane
Notary Public

My Commission Expires: 3/23/2002

LORETTA B LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

721512 v1
009300-002 05/16/01

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of May, 2001.

CHRISTOPHER T. HANNON

JENNIFER O. HANNON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Christina Dorsey, Notary Public, Christopher T. Hannon, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2001.

Notary Public
My Commission Expires:
May 26 2002

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Christina Dorsey, Notary Public, Jennifer O. Hannon, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2001.

Notary Public
My Commission Expires: [illegible] 2002