WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Steven Paul Wiles
Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11th DAY OF July 2001.

Diane Ladd
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/1/05

Davidson County DEEDWARR
Recvd: 07/17/01 13:22 2pgs
Fees:13.00 Taxes:453.25
20010717-0075744

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Mark Anthony Caldwell	Same	Map 51-3 Parcel 166.00
400 Barbara Dr.		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Steven Paul Wiles and wife, Norma G. Wiles, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Anthony Caldwell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Barbara Drive the common corner of Lots 40 and 41; thence with the line between said lots, northerly 134.1 feet to a point, the southwest corner of Lot 39: thence with the line between lots 39 and 40, easterly, 149 feet to the westerly margin of Gibson Drive; thence with the margin of said Drive, southerly 73.55 feet to the beginning of a curve; thence with said curve, southwesterly 29.76 feet to the northerly margin of Barbara Drive; thence with the margin of said Drive; westerly 86.41 feet to the beginning.

Being the same property conveyed to Steven Paul Wiles, an unmarried person, by deed from Victor T. Halliburton and wife, Marie Halliburton of record in Book 4690, page 420 Register's Office for Davidson County, Tennessee and being the same property conveyed to Steven Paul Wiles by Quitclaim deed from Wilma Yvonne Wiles to Steven Paul Wiles of record in Book 9515, page 95, said Register' office.

This is the same description as in the previous deed of record.

This is improved property known as **400 Barbara Drive, Madison, TN 37115**

Norma G. Wiles is joining in this conveyance to convey and transfer any and all interest she may have in this property as a result of being married to Steven Paul Wiles. Norma G. Wiles has not resided at this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns, forever; and I/we do covenant with said GRANTEE(S) that I am/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 / or any encumbrances of record; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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 hand this 11 day of July 2001.

Steven Paul Wiles

Steven Paul Wiles - Grantor

Norma G Wiles

Norma G. Wiles - Grantor

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 Steven Paul Wiles and wife, Norma G. Wiles, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July 2001.

Diane Ladd

NOTARY PUBLIC

My commission expires: 1/1/05