WARRANTY DEED

#1534-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,250.00

R-11 E. S. 4, Ta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 11/21/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Record & Return To:
Watauga Title of Rutherford Co, LLC
151 Heritage Park Dr., Suite 403
Murfreesboro, TN 37129

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DONALD E. SCOTT, JR. (NAME)	CAVALRY BANKING (NAME)	MAP 082-16-0
805 Fatherland Street (ADDRESS)	114 West College Street (ADDRESS)	PARCEL 197.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	FB #18W-04275

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BENJAMIN H. CALDWELL, III, and LAEL CALDWELL, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD E. SCOTT, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, Page 13, of the Chancery Court at Nashville.

BEING the same property conveyed to Benjamin H. Caldwell, III, an unmarried person, by Deed from Benjamin H. Caldwell, Jr., and wife, Gertrude S. Caldwell, of record in Book 9934, Page 939, Register's Office for Davidson County, Tennessee. The said Benjamin H. Caldwell, III, having since married.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

LAEL Caldwell, spouse of the above named Benjamin H. Caldwell, III, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Benjamin H. Caldwell, III, pursuant to a Power of Attorney executed by him on the 13th day of July, 2001,

CONTINUED

unimproved ( )
This is improved (X) property, known as 805 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand s this 18th day of July, 2001

BENJAMIN H. CALDWELL, III

By: Benjamin H. Caldwell III Lael Caldwell Attorney-in-Fact
LAEL CALDWELL, ATTORNEY-IN-FACT

Lael Caldwell
LAEL CALDWELL

Davidson County DEEDWARR
Recvd: 07/23/01 08:10 2pgs
Fees:13.00 Taxes:678.03

20010723-0077526

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 LAEL CALDWELL

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2001.

Commission expires 4/10/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July, 2001, before me personally appeared LAEL CALDWELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENJAMIN H. CALDWELL, III, and acknowledged that she executed the same as the free act and deed of said BENJAMIN H. CALDWELL, III.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 4/10/05

LEGAL DESCRIPTION CONTINUATION

and being filed for record simultaneously herewith, under Instrument No. 200107230077525.