THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 09/05/01 13:34 2pgs
Fees:13.00 Taxes:5.92
20010905-0095937

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Barbara F. Wade 4348 Beekman Drive Nashville TN 37215	Barbara F. Wade 4348 Beekman Drive Nashville TN 37215	Map 030-00-0 Parcel 208

FOR AND IN CONSIDERATION of the sum of One Thousand Six Hundred Dollars and no/100 ($1,600.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James I. Caldwell III has bargained and sold and by these presents does transferred and convey unto Barbara F. Wade, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, known as Lot 30 of the David Wade Division, described as follows:

COMMENCING at an iron pin in the west line of Harriet Gupton, said pin being the northeast corner of Lot 27 of the David Wade Division, and being located North 25 degrees 21 minutes 57 seconds West 351.19 feet to an iron pin and the true point of beginning for the herein described tract; thence South 76 degrees 43 minutes 11 seconds West 569.97 feet to an iron pin being the northeast corner of Floyd Evans Lot 20; thence South 25 degrees 21 minutes 57 seconds East 383.13 feet to an iron pin 12.5 feet from the center of Bear Hollow Road; thence North 54 degrees 6 minutes 00 seconds West 563.16 feet to an iron pin being the Southwest corner of the Harriet Gupton line; thence North 25 degrees 21 minutes 57 seconds West to the true point of beginning, containing 4.38 acres, more or less, according to a survey by Randolph L. Chapdelaine, dated March 6, 1985, and revised May 9, 1988.

Being the same property conveyed to James I. Caldwell, III, and David R. Wade III (now deceased) by instrument of record in Book 7637, page 733, Register's Office of Davidson County, Tennessee.

This real estate description was taken from a previous deed. No new survey of the property was done. Possession of the property upon delivery of the Deed. Buyer to pay property taxes for the year 2001.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, her heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed herein. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

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

IN WITNESS WHEREOF, I have set my hand on this 8TH day of August, 2001.

JAMES I. CALDWELL III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,600.00.

AFFIANT

Subscribed and sworn to before me this 4th day of September, 2001.

Notary Public
My Commission Expires: 3-22-04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named James I. Caldwell III, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 8TH day of August, 2001.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 24, 2004