Box 14A
16017-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/03 08:12 2pgs
Fees:13.00 Taxes:1261.70

20030519-0067505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE CALDWELL	"New Owners"	MAP 105-07,
(NAME)	(NAME)	
2225 S. Danville, Suite 3		PARCELS 124, 035,
(ADDRESS)	(ADDRESS)	
Abilene, TX 79605		036 & 037
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, CLIFF'S CABINET COMPANY and JOHN L. COMBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE CALDWELL, 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:

TRACT 1
LAND in Davidson County, Tennessee, being the North 110 feet of the East part of Block "E" on the Plan of Hagan and Merritt's Lands, as of record in Book "N", Page 241, County Court for Davidson County, Tennessee.

SAID part of said Block fronts 110 feet on the West side of Pillow Street and runs back between parallel lines, along the South margin of an alley, 191 feet to another alley in the rear.

TRACT II
LAND in Davidson County, Tennessee, being the East 16 2/3 feet of Lot No. 54 and West 16 2/3 feet of Lot No. 55 on the Map of Humphrey-Houston and Martin's Addition, of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 33 1/3 feet on the southerly side of Humphreys Street and run back between parallel lines, 150 feet to an alley in the rear.

TRACT III
LAND in Davidson County, Tennessee, being the West 33 1/3 feet of Lot No. 54

CONTINUED

unimproved ( )
This is improved (X) property, known as 1301 Pillow Street, Nashville, TN 37203
(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 my hand this 15th day of May, 2003

CLIFF'S CABINET COMPANY

By: John L Combs
John L. Combs, President

John L Combs
JOHN L. COMBS

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 John L. Combs

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 2003.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Comm. Expires 04/10/05 within and for the State and County aforesaid, personally appeared John L. Combs and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the president and _____ respectively of the Cliff's Cabinet Company the within named bargainor, a company, and that he as such president and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by the said John L. Combs as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of May, 2003.

My commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

LEGAL DESCRIPTION CONTINUATION

on the Map of Humphrey-Houston & Martin's Addition, of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 33 1/3 feet on the southerly side of Humphreys Street and runs back between parallel lines, along the easterly margin of Pillow Street, 150 feet to an alley in the rear.

TRACT IV
LAND in Davidson County, Tennessee, being Lot No. 53 in Humphreys, Houston and Martin's Addition to Nashville, of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 53 fronts 50 feet on the southerly side of Humphrey Street and runs back between parallel lines, with the westerly margin of Pillow Street, 150 feet to an alley.

BEING part of the same property conveyed to Cliff's Cabinet Company and John L. Combs, by Warranty Deed with Vendor's Lien from Cliff's Cabinet Company, of record in Book 9422, Page 936 and in Book 9500, Page 395, and as re-recorded in Book 10905, Page 510, Register's Office for Davidson County, Tennessee.

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(s) herein.