THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
NOEL PLACE, SUITE 125
200 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219
(615) 726-3555

Davidson County DEEDWARR
Recvd: 06/05/03 14:23 2pgs
Fees:13.00 Taxes:118.64

20030605-0077803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $32,064..00.

Millard Gooch
Affiant

Subscribed and sworn to before me, this the 4th day of June, 2003.

Notary Public
My Commission Expires: 7-24-04

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Caudell 1309 Keystone Court Franklin, TN 37064	Same	92-3-172

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **MILLARD GOOCH, Administrator** of the Estate of Minnie Johnson and in his capacity as Plaintiff in the Chancery Court of Davidson County, Tennessee, Docket No. 00-1025-I, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **CHARLES CAUDELL**, hereinafter called the **GRANTEE** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of a Subdivision of Lot No. 3 of the Harding Lytle Tract, of record in Book 547, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to MINNIE E. JOHNSON, CLAXTON GOOCH, ELDEE GOOCH, MILLARD GOOCH AND MAGGIE LOTT, by deed of record in Book 7473, page 185, said Register's Office.
>
> Further being the same property ordered sold in a Partition suit in the Chancery Court of Davidson County, Tennessee, Millard Gooch, Administrator of the Estate of Minnie Johnson v. Robert E. Poole, et al., Docket No. 00-1025-I and said sale also being approved by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, in the Estate of Minnie Johnson, Docket No. 98P-1053.

This is improved property, known as **2201 Albion Street, Nashville, Tennessee 37208.**

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. We do covenant with 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 set out herein. We do

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

WITNESS our hands this 4th day of June, 2003.

By: Millard Gooch

Millard Gooch, Administrator for the
Estate of Minnie Johnson and in his
Capacity as Plaintiff in the Chancery
Court of Davidson County, Tennessee,
Docket No. 00-1025-I

ACKNOWLEDGMENT:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MILLARD GOOCH**, Administrator for the Estate of Minnie Johnson, the bargainor, with whom I am personally acquainted (or proved to me in 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 office this 4 day of June, 2003.

My Commission Expires:

7-24-04

Notary Public