12/04/03 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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Davidson County DEEDWARR
Recvd: 12/18/03 11:38 4pgs
Fees:23.00 Taxes:499.50
20031218-0180528

WARRANTY DEED

Address New Owner(s) as follows: MONICA P. LANDEN and husband, JOSHUA A. LANDEN, and FRANCIS L. PEPPER and wife, MARTHA PEPPER, 3906 Moss Rose Drive, Nashville TN 37216

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Field Book No. 15DZ 35960, Map No. 073-01-0, Parcel No. 266.00.

For and in consideration of the sum of **ONE HUNDRED THIRTY FIVE THOUSAND ($135,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **JAMES L. CALDWELL** and wife, **SUSAN WRAY CALDWELL**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey a one-half (1/2) undivided interest to **MONICA P. LANDEN and husband, JOSHUA A. LANDEN**, and a one-half (1/2) undivided interest to **FRANCIS L. PEPPER and wife, MARTHA PEPPER, as tenants in common**, their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on EXHIBIT A attached hereto and made a part hereof.

This is **improved** property, known as 3906 Moss Rose Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **MONICA A. LANDEN and husband, JOSHUA A. LANDEN, and FRANCIS L. PEPPER and wife, MARTHA PEPPER, as tenants in common**, their heirs and assigns, forever; and Grantors 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, except as shown on EXHIBIT B attached hereto. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the

title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **JAMES L. CALDWELL**, and **SUSAN WRAY CALDWELL**, wife of **JAMES L. CALDWELL**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantees, their heirs and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **SUSAN WRAY CALDWELL** does not join in the covenants and warranties of seisen, title and encumbrances.

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

WITNESS our hands this 17 day of December 2003.

James L. Caldwell
JAMES L. CALDWELL

Susan Wray Caldwell
SUSAN WRAY CALDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES L. CALDWELL** and wife, **SUSAN WRAY CALDWELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December 2003.

Howard M Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $135,000.00.

James L Caldwell Affiant

Subscribed and sworn to before me this 17th day of December 2003.

Howard M Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 31, 2004

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

3906 Moss Rose Drive,
Nashville, Davidson County, Tennessee 37216.
Field Book No. 15DZ 35960
Map No. 073-01-0
Parcel No. 266.00

Land in **Davidson** County, Tennessee, being Lot Nos. 25 and 26 on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, as of record in Book 974, pages 94 and 95, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point on the easterly margin of Moss Rose Drive at the intersection of the easterly margin of said Moss Rose Drive and the northern boundary line of the Riverwood Riding Academy; thence with the easterly margin of said Moss Rose Drive, northwardly 206.5 feet to the southwest corner of Lot No. 24 on said Map; thence with the line between said Lots Nos. 24 and 25, eastwardly 404 feet to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland River, southwardly to the northern boundary line of said Riverwood Riding Academy; thence with the northern boundary line of said Riverwood Riding Academy, South 34 degrees, 43 minutes West, 433 feet to the beginning.

Being the same property conveyed to James L. Caldwell by Executor's Deed from James L. Caldwell, Personal Representative under the Last Will and Testament of **NOVELLA SMITH CALDWELL**, deceased, and shown of record as Instrument No. _____ _____, Register's Office for **Davidson** County, Tennessee.