THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 22311** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration ~~or value, whichever is~~ greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me, this 24 day of March, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
Stephen C. Baker, Trustee 4410 Howell Place Nashville, TN 37205	New Owner	Map: 130.02; Parcel 144 Map: 130.02; Parcel: 170

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID PINKNEY CALDWELL, JR. and wife, YVONNE D. CALDWELL and DAVID P. CALDWELL, JR., TRUSTEE, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to STEPHEN C. BAKER, TRUSTEE ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4410 Howell Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 03/24/04 11:56 3pgs
Fees:18.00 Taxes:16650.00



20040324-0033247

PICK-UP

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of March, 2004.

David Pinkney Caldwell, Jr.
DAVID PINKNEY CALDWELL, JR.

Yvonne D. Caldwell
YVONNE D. CALDWELL

David P. Caldwell, Jr., Trustee
DAVID P. CALDWELL, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Pinkney Caldwell, Jr., and wife, Yvonne D. Caldwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2004.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Caldwell, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein.

Witness my hand, at office, this 24th day of March, 2004.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat of 4410 Howell Place, appearing of record as Instrument No. 20040324-0033246, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Pinkney Caldwell, Jr., and wife, Yvonne D. Caldwell by deed from James Sterchi Fowler and wife, Halle W. Fowler, of record in Book 5266, page 84, Register's Office for Davidson County, Tennessee and being the same property conveyed to David P. Caldwell, Jr., Trustee, by deed from James Sterchi Fowler and wife, Halle W. Fowler, of record in Book 5266, page 93, Register's Office for Davidson County, Tennessee.

Permitted Exceptions

1. Taxes for the year 2004 which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of Consolidation Plat of 4410 Howell Place, appearing of record as Instrument No. 20040324-0033246, Register's Office for Davidson County, Tennessee.