G#18996-1
Box #14A

Davidson County DEEDWARR
Recvd: 08/04/05 14:15 3 pgs
Fees:18.00 Taxes:3200.50
20050804-0091890

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $865,000.00. **Affiant** Subscribed and sworn to before me this 27th day of July, 2005. Notary Public My Commission Expires: 5/30/07

STEPHEN M. ARTHUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Theodore J. Caldwell and
Wife, Tina F. Caldwell
301 Walnut Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
Map 116-07-0-084.00
BM 00665
Map 117-070-128.00
BM 0027048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT H. MILLER, III AND COLEMAN MILLER LEGERTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THEODORE J. CALDWELL AND WIFE, TINA F. CALDWELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 and the southerly part of Lot No. 15 on the Plan of D. F. Kenner's Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., March 24, 1938, as follows:

Beginning at an iron pin on the westerly margin of Walnut Drive, at the corner of Lot Nos. 13 and 14; thence with the line between said two lots, westwardly 270 feet to the easterly margin of Glenside Avenue; thence with said Avenue, northwardly 105 feet to the southerly margin of a

proposed 50 foot street; thence with said proposed street, eastwardly 235 feet, more or less, to an iron pin on the westerly margin of Walnut Drive; thence with said Drive southeastwardly 80.55 feet to the end of a curve, continuing with said Drive, southwardly 50 feet to the beginning.

TRACT II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plan of D. F. Kenner's Walnut Grove Subdivision, of record in Book 974, Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Miller, III and Coleman Miller Legerton by deed from Andrew H. Miller, Successor Trustee of the Andrew H. Miller Personal Residence Trust – 1996, dated June 12, 1996, of record as Instrument No. 20050609-0065934, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantors or their spouses.

This conveyance is made subject to 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 301 Walnut Drive, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of July, 2005.

Robert H. Miller, III

By: _____
George V. Crawford, III, Attorney-in-fact

Coleman Miller Legerton

By: _____
George V. Crawford, III, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 27th day of July, 2005.

Amber E. King
Notary Public

My Commission Expires: 7-21-07

AMBER E. KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.