PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/07/06 14:00 2 pgs
Fees:13.00 Taxes:952.75
20060907-0110893

W & I Ref:(_____) Title No: 48119
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Dorris Andrew Stewart 1008 Milesdale Drive Nashville, Tennessee 37204	AmSouth Bank 315 Deaderick Street Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 13209001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Winston S. Caldwell and spouse, Michelle L. Caldwell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Dorris , unmarried and Andrew Stewart , unmarried, as joint tenants with rights of survivorship** hereinafter called the **Grantee**, Grantee's 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. 19 on the Plan of Lealand Heights of record in Doc. No. 2330, Page 71, Register's Office for said County.

Said Lot No. 19 fronts 126.52 feet on the northerly margin of Milesdale Drive and extends back 190.1 feet on the westerly line and 208.25 feet on the easterly line to a dead line in the rear, measuring 77.5 feet thereon.

Being the same property conveyed to Winston S. Caldwell and spouse, Michelle L. Caldwell by deed from Wensi Sun and wife, Xialong Wang of record in Doc. No. 20020219-0021217, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 71, said Register's Office, which Plan shows a 75 foot minimum building setback line from Milesdale Drive and a 10 foot easement for public utility purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot. And a 25 foot public utilities easement and accessway to Nashville Electric Service Substation along the easterly line of said lot.

Easement to the City of Nashville of record in Book 2485, Page 513, said Register's Office.

This is improved property, known as: 1008 Milesdale Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 2006.

Winston S. Caldwell

Winston S. Caldwell

Michelle L. Caldwell

Michelle L. Caldwell

State of TENNESSEE
County of DAVIDSON

On this 6th day of September, 2006 , before me the undersigned authority, personally appeared Winston S. Caldwell and Michelle L. Caldwell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $257,500.00

Affiant

Sworn and subscribed before me this the 6th day of September, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public