Davidson County DEEDWARR
Recvd: 02/15/07 16:21 2 pg
Fees:13.00 Taxes:4995.00

20070215-0019560

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 $1,350,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2007. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Edward B. Caldwell 4216 Wallace Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 130-04-0 094.00

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, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD B. CALDWELL AND WIFE, PAIGE THOMAS CALDWELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 57, as shown on the Final Plat, Resubdivision of Lot 6, Lindawood Subdivision and part of Lot 57, Belle Meade Annex Subdivision, of record in Instrument No. 20051102-0132660, Register's Office for Davidson County, to which reference is hereby made for a more detailed and accurate description.

Said part of Lot 57 fronts 131.83 feet on Wallace Lane, and extending in an easterly direction a distance of 292.70 feet on the northerly side, and a distance of 292.95 feet on the southerly side.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Jane Sundeen, an unmarried widow, of record in Instrument No. 20050621-0071238, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. 2007 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.

2. All matters as shown on the Plan of record in Instrument No. 20051102-0132660, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as 4216 Wallace Lane, Nashville, TN 37215.

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 14th day of February, 2007.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, 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 **Managing Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of February, 2007.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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