WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/07 09:21 3 pgs
Fees:18.00 Taxes:318.20
20070823-0100675

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $86,000.00.

Affiant

Subscribed and sworn to before me this 17 day of Aug. 20 07

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
TN Homebuyers, Inc.	SAME	161-02-0-171.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ~~Esma E. Caldwell and~~ **Scott E. Caldwell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **5076 Meta Drive Trust, First Jordan, LLC, as Trustee and Tn Homebuyers, Inc., as Beneficiary**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 63 on the plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Esma E. Caldwell and Scott E. Caldwell, by deed from John O. Jenkins and wife, Rebecca P. Jenkins, on October 11, 1994, of record in Book 9492, page 532, Register's Office for Davidson County, Tennessee. The said Esma E. Caldwell having died, leaving said property to Scott E. Caldwell by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 440, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5939, page 231, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5968, page 965; and Book 5968, page 970, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5076 Meta Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this August 17, 2007.

Scott Caldwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott E. Caldwell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 17, 2007

My commission expires 8-22-07

Notary Public



I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)