QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/31/08 11:23 2 pg
Fees:12.00 Taxes:0.00
20080331-0031813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Eileen Caldwell
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2008

Notary Public

MY COMMISSION EXPIRES: 2/23/11
(Affix Seal)

DAWN ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 2-23-2011

THIS INSTRUMENT WAS PREPARED BY:
OLD SOUTH TITLE, LLC., 110 CEDARCREST DRIVE, HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Kirk Caldwell and Eileen Caldwell	New Owner	61 - 1
315 Broadmoor Drive		
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD KIRK CALDWELL, A MARRIED MAN
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO DONALD KIRK CALDWELL AND WIFE, EILEEN CALDWELL
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wm. Collier Parrish, Associates, Civil Engineer, dated September 7, 1960, and being designated as Tract 8 on said survey, described as follows:

Beginning at a point at a concrete monument in the north margin of Broadmoor Drive, at the southwest corner of Lot No. 310 on the Plan of Gra Mar Acres, as of record in Book 2663, Page 13; thence along the margin of said Drive north 87 deg. 13' west 130.6 feet to an iron stake, being in the east line of the tract conveyed to A.T. Sledge and wife, by Deed from T.H. Wilhoite and wife, as of record in Book 853, Page 137; thence with Sledge's east line north 2 deg. 30' east 326.07 feet to an iron pin at the southwest corner of the tract conveyed to Clyde Angell and wife, by Deed from Milton Lawrence Keith and wife, of record in Book 3183, Page 597, thence with their south line, easterly 130.6 feet to an iron stake in the west line of said Gra Mar Acres Subdivision; thence with the line of the same south 2 deg. 30' west 326.07 feet to the point of beginning.

Being the same property conveyed to Donald Kirk Caldwell from Dick Eason, Trustee, by Quitclaim Deed dated 7/30/1984 and filed for record 7/30/1984 in Book 6348, page 388, Register's Office for Davidson County, Tennessee.

This is: Unimproved ( )
Improved (X) Property, known as 315 (House Number) Broadmoor Drive (Street) Nashville (P.O. Address) (City or Town) TN 37216 (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. 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 my/our hand this 21st day of March, 2008.

Donald Kirk Caldwell
Donald Kirk Caldwell

Individual (s) Acknowledgment

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dawn Robertson, a Notary Public in and for said County and State, the within named Donald Kirk Caldwell, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2008.

Commission Expires: 2/23/11

Notary Public:

