This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $345,500.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2008.

Notary Public
My commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Derek Anthony Caldwell 612 Harpeth Trace Nashville, TN 37221	Wells Fargo Bank,N.A. 1000 Blue Gentian Road Eagan, MN 55121-1663	143-02-A-006

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Sanford Payton and spouse, Beverly M. Payton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Derek Anthony Caldwell, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 6 on the plan of Harpeth Trace Estates, Phase 3, of record in Book 5800, page 751 and 753, Register's Office for said County.

SAID Lot No. 6 fronts 63.49 feet on the westerly margin of Harpeth Trace Drive (private) and extends back 153.92 feet on the northerly line and 139.09 feet on the southerly line to a dead line in the rear, measuring 37.00 feet thereon.

BEING the same property conveyed to Jerry Sanford Payton and spouse, Beverly M. Payton, by deed from James L. Elmer and spouse, Myrna A. Elmer of record in Book 10193, page 302, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 612 Harpeth Trace, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of June, 2008.

Jerry Sanford Payton

Beverly M. Payton

Davidson County DEEDWARR
Recvd: 06/17/08 10:49 2 pg:
Fees:13.00 Taxes:1278.35

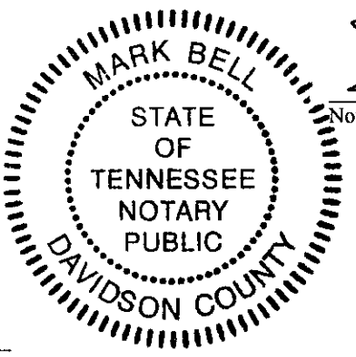
20080617-0062251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Sanford Payton and Beverly M. Payton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2008.

My commission expires:
11/22/08



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public