WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co.
ftec file #28126

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/23/2011

GERALD B. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission Expires

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03063 CALDWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William Caldwell	~~same~~ Countrywide Home Loans	10616003200
413 Hollydale Drive	801 Crescent Center Dr 510	
Nashville, TN 37217	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CONNIE KAY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM CALDWELL, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 413 Hollydale Drive, Nashville, TN 37217

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 14th day of April, 2009.

Connie Kay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CONNIE KAY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2009.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20090025279 DEEDWARR
Recvd: 04/16/09 15:07 2 pgs
Fees:13.00 Taxes:536.50
20090416-0034750

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, HILL-N-DALE ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 33-34, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WARD B. BISHOP AND WIFE, WILLIE KAY BISHOP, BY DEED FROM HOUSTON T. EZELL AND WIFE, MABEL W. EZELL, OF RECORD IN BOOK 3000, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIE KAY BISHOP PREDECEASED WARD B. BISHOP ON NOVEMBER 28, 2001. WARD B. BISHOP SUBSEQUENTLY DIED ON FEBRUARY 23, 2008 AND DEVISED HIS ENTIRE INTEREST IN THE SUBJECT PROPERTY TO CONNIE KAY BY WILL RECORDED IN THE SEVENTH CIRCUIT CLERK'S OFFICE (PROBATE DIVISION) ON APRIL 16, 2008 UNDER DOCKET NO. 08P-629. ALSO HAVING BEEN CONVEYED TO CONNIE KAY BY EXECUTOR'S QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20080509-0047964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.