BILL GARRETT, Davidson County
Trans:T20100054015 DEEDWARR
Recvd: 08/30/10 15:10 3 pgs
Fees:18.00 Taxes:153.55
20100830-0068740

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
George Wauford
7013 Bonnalake Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 053-12-0
PARCEL 132.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Henry L. Caldwell and Betty J. Culpepper and Roy Douglas Caldwell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George Wauford and wife, Linda B. Wauford,** 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:

Being Lot No. 12 of Block B on the Map of Dabbs & Elliott's Subdivision, No. 1, at Old Hickory, of record in Book 547, Page 97, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northerly side of 30th Street and runs back between parallel lines, along the west margin of Dabbs Avenue, 144 feet to an alley.

Being the same property conveyed to Geneva Caldwell by Affidavit of Heirship, dated May 8, 1992 and filed of record in Book 8667, Page 186, Register's Office for Wilson County, Tennessee. The said Geneva Caldwell died intestate on March 8, 2010. The grantors are her sole Heirs-at-Law as evidenced by in Affidavit of Heirship, dated July 7th, 2010 and filed of record in Instrument No. 20100830-0068738, Register's Office for Davidson County, Tennessee.

Power of Attorney record in Instrument No. 20100830-0068739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 547, Page 97, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **211 30th Street Old Hickory, TN 37138.**

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 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 our hands this 7th day of July, 2010.

Henry L. Caldwell

Henry L. Caldwell

Betty J. Culpepper

Betty J. Culpepper by Pete Caldwell Attorney in Fact

By Pete Caldwell ATTY in Fact

Roy Douglas Caldwell

Roy Douglas Caldwell

STATE OF Tennessee
COUNTY OF Davidson

*Henry L. Caldwell

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

Witness my hand and official seal this 7th day of July, 2010.

Janel L. McAlister

NOTARY PUBLIC

JANEL L. McALISTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires: 3/21/11

STATE OF Tennessee
COUNTY OF Davidson

On this 7th day of July, 2010, before me personally appeared Pete Caldwell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Betty J. Culpepper, and who acknowledged that he executed the same as the free act and deed of Betty J. Culpepper.

Janel L. McAlister

NOTARY PUBLIC

JANEL L. McALISTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires: 3/21/11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $41,500.00.

AFFIANT

Subscribed and sworn to before me this 7th day of July, 2010.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12