THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BPS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joseph G. Calloway et ux 316 Harpeth Ridge Drive Nashville, TN 37221	First Tennessee Bank P. O. Box 474 Memphis, Tennessee 38101	143-6-A 5 9D-74004

WARRANTY DEED BOOK 6447 PAGE 127

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alta Elizabeth Soloff, unmarried, formerly Elizabeth S. Dollahite,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph G. Calloway and wife, Molly H. Calloway,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Phase One, Harpeth Trace Estates, of record in Book 5200, page 125, Register's Office for said County.

SAID Lot No. 5 fronts 78.2 feet on the westerly margin of Harpeth Ridge Drive and extends back 140.0 feet on the northerly line and 151.3 feet on the southerly line to a dead line in the rear, measuring 44.3 feet thereon.

BEING the same property conveyed to James Steele Dollahite, Jr. and wife, Elizabeth S. Dollahite by deed from Southwinds Development, Inc., of record in Book 6040, page 951, said Register's Office. James Steele Dollahite, Jr. and wife, Elizabeth S. Dollahite have since been divorced by final decree in the Circuit Court for said County, in Minute Book 139C, page 2310, Rule No. 84D2480, dated October 18, 1984.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 5120, page 208, and Book 5380, page 357, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Tennessee Bank, Knoxville, Tennessee, of record in Book 6040, page 954, and re-recorded in Book 6045, page 389, and in Book 6049,

This is (an) *SEE BACK improved property, known as 316 Harpeth Ridge Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of December, 1984.

Alta Elizabeth Soloff
Alta Elizabeth Soloff
BY: Joyce B. Hobbs, Attorney-In-Fact

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of December, 1984.

My Commission Expires: Nov 1, 1987 _____
Notary Public

*page 809, all in the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This instrument is executed on behalf of Alta Elizabeth Soloff by Joyce B. Hobbs as her Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated hereby by reference.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce B. Hobbs, 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 on behalf of Alta Elizabeth Soloff as her Attorney-In-Fact, as the free act and deed of the within named Alta Elizabeth Soloff. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1984.

_____
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:

ALTA ELIZABETH SOLOFF

to:

JOSEPH G. CALLOWAY ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

EXHIBIT TO WARRANTY DEED
FROM
ALTA ELIZABETH SOLOFF
TO
JOSEPH G. CALLOWAY ET UX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6447 PAGE 129

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Joyce B. Hobbs
Affiant - Joyce B. Hobbs

Sworn to and subscribed before me this
11th day of December, 19 84.

Christy Wilkinson
Notary Public

My Commission Expires: Nov 4, 1987

CHRISTY WILKINS NOTARY PUBLIC STATE OF TENNESSEE

FILED & WILLIAM LI REGISTER
DAVIDSON COUNTY, TN
Dec 13 2 14 PM '84

IDENTIF. REFERENCE

I 6 9 8 2 0

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6447 PAGE 130

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

139500.00- CAMT.
362.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 372.20-
5050A12/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 8 2 0

IDENTIF. REFERENCE T

Dec 13 2 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92881