PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30574)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 169000.00

Affiant

Sworn and subscribed before me this 31st day of December, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Joe G. Calloway 4517 Harpeth Hills Drive Nashville, TN 37215	Leader Federal Bank for Savings P.O. Box 2926 Memphis, TN 38101-2926	130-11-80/7DA-51425

WARRANTY DEED

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, the undersigned **Richard G. Rhoda and spouse, Nancy C. Rhoda,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joe G. Calloway and spouse, Annette Alexander,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "H" on the plan of Tyne Meade-Section III, of record in Book 424, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 4 of Block "H" fronts 150.0 feet on the easterly margin of Harpeth Hills Drive and extends back 230.0 feet on the northerly line and 243.4 feet on the southerly line to a dead line in the rear, measuring 232.6 feet thereon, together with, as an appurtenance hereto, that certain easement recorded simultaneously herewith and immediately prior hereto.

Together with an Appurtenant Easement as granted in an instrument of record in Book 7261, page 14, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John C. Warnecke and wife, Nancy C. Warnecke by deed from James Seay and wife, Lee Smith Seay of record in Book 4823, page 669, said Register's Office. John C. Warnecke and Nancy C. Warnecke have since been divorced by final decree of the fourth Circuit Court for Davidson County, Tennessee of record in Minute Book 122C, page 2103 Circuit Court Clerk's Office for said County. John C. Warnecke has since convyed all his interest in subject property to Nancy C. Warnecke bu Quitclaim Deed of record in Book 5798, page 567, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4517 Harpeth Hills Drive, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 31st day of December, 1990.

Richard G. Rhoda

Nancy C. Rhoda

Richard G. Rhoda **Nancy C. Rhoda**

State of Tennessee
County of Davidson

On this 31st day of December, 1990, before me the undersigned authority, personally appeared Richard G. Rhoda and Nancy C. Rhoda, 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 the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

W & I: 12/89

8281g

IDENTIF. TREFERENCE

DEC 31 4 01 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

3319 12/31 0101 03CHECK 564-70

BOOK 8267 PAGE 150

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 151

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 169000.00
CON TX 557.70
PRFEE 1.00
WDEED 6.00
TOTAL 564.70
CHECK 564.70

12/31/90 01 16:00 0001 3319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8281 9

IDENTIF. REFERENCE

DEC 31 4 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385688