WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8710 PAGE 123

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL D. CALLAWAY (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	Map 130-4
4204 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	100 Brookwood Place, Ste 300 (STREET ADDRESS)	Parcel 30
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35253-2060 (CITY) (STATE) (ZIP)	FB 7DA32065

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, R. GLENN HAMMONDS, Devisee under the Last Will and Testament of Virginia McBurnett Hammonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. CALLAWAY AND WIFE, CAROLYN I. CALLAWAY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 27 on the Plan of Comptonwood Subdivision, as of record in Plat Book 974, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to R. Glenn Hammonds and wife, Virginia M. Hammonds by deed from John A. Ramsey, Jr. and R. H. Daugherty of record in Book 3250, page 380, said Register's Office. The said R. Glenn Hammonds conveyed his interest to Virginia M. Hammonds by quitclaim deed of record in Book 6534, page 167, Register's Office for Davidson County, Tennessee. The said Virginia M. Hammonds, being one and the same as Virginia McBurnett Hammonds having since died, devising said property to Roy Glenn Hammonds, being one and the same as R. Glenn Hammonds, by will of record in Will Book 175, page 386, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 3576, page 325; (3) Easement Agreement of record in Book 8319, page 542; and (4) All matters appearing on the Plan of record in Plat Book 974, page 10, said Register's Office.

Martha O. Hammonds, spouse of R. Glenn Hammonds, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said R. Glenn Hammonds.

DAVIDSON COUNTY, TN. AUG 25 10 00 AM 92 IDENTIFICATION REFERENCE 3 6 3 5 p.

unimproved ( )
This is improved (XX) property, known as 4204 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of August, 19 92

R. Glenn Hammonds
R. GLENN HAMMONDS

Martha O. Hammonds
MARTHA O. HAMMONDS

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. GLENN HAMMONDS, Devisee under the Last Will and Testament of Virginia McBurnett Hammonds and wife, MARTHA O. HAMMONDS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of August, 19 92.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

3550 08/25 0101 03CHECK 1193.00

STATE OF TENNESSEE)
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 92.

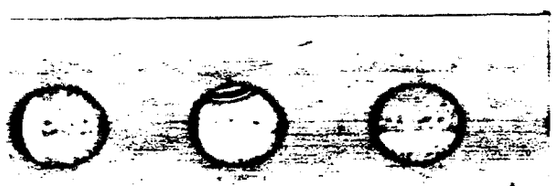
MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM R. GLENN HAMMONDS

TO MICHAEL D. CALLAWAY AND WIFE, CAROLYN I. CALLAWAY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8710 PAGE 125

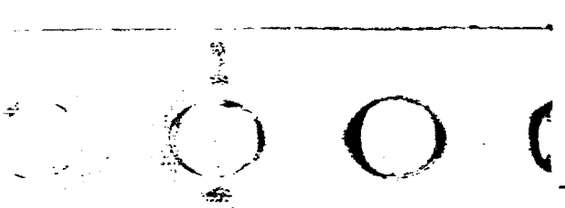
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 8.00
TOTAL 1193.00
CHECK 1193.00

08/25/92 01 10:02 0001 ~~3550~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





3935.6

IDENTIFI REFERENCE

AUG 25 10 00 AM '92

DAVIDSON COUNTY, TN

No. 563287