File Box 29

BOOK 10089 PG 588

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,400.00.

Jeffrey N. Callis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 1996.

Notary Public

(AFFIX SEAL)

My Commission Expires: 3/27/99

96 JUN 18 AM 9:48
FILED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
0193674

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Jeffrey N. Callis, etux 620 Bryd Court Old Hickory, TN 37138	First American National Bank P. O. Box 305048 Nashville, TN 37230-5048	53-16-182

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **DANNY C. ROARK and DENNIS R. ROARK, d/b/a ROARK CUSTOM BUILT HOMES**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JEFFREY N. CALLIS and wife, PATTI A. CALLIS**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 51 on the Plan of King Court, Section Three, of record in Plat Book 7900, page 958, amended in Book 9705, page 872, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Danny C. Roark and Dennis R. Roark, d/b/a Roark Custom Built Homes, by deed from Charles E. Rhoten and wife, Carole Rhoten, of record in Book 9944, page 617, Register's Office, Davidson County, Tennessee.

This is improved property known as 620 Bryd Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except: (1) 1996 State & County taxes prorated between the parties and assumed in full by Buyers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on the day and date acknowledged below.

Danny C Roark

DANNY C. ROARK, d/b/a
ROARK CUSTOM BUILT HOMES

Dennis Roark

DENNIS R. ROARK, d/b/a
ROARK CUSTOM BUILT HOMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Danny C. Roark and Dennis R. Roark, d/b/a Roark Custom Built Homes, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

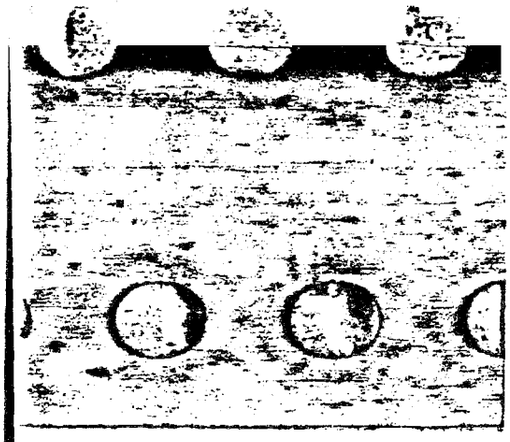
WITNESS my hand and official seal this the 14th day of June, 1996.

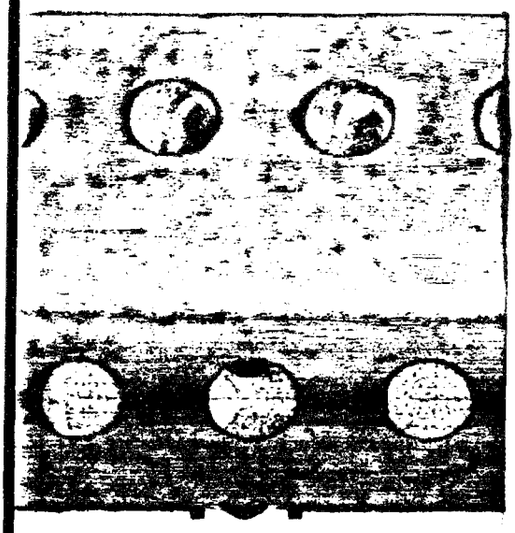
Willie Mae Tinsley

NOTARY PUBLIC

My Commission Expires: 3/22/99

4543 06/13 0101 DSCHECK 447.00





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 590

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 118400.00
				CON TX 438.08
				PRFEE 1.00
				WDEED 8.00
				TOTAL 447.08
				CHECK 447.08
			06/18/96 01	09:50 0001 4543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193674
IDENTIF. REFERENCE

96 JUN 18 AM 9:48

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1052345