BOOK 10991 PG 330

14-

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman Title & Escrow, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin M. McCall (NAME)	SunTrust Bank, Nashville N.A. (NAME)	Map 127
7430 Huntwick Trail (ADDRESS)	P.O. Box 305110 7th Floor (ADDRESS)	Parcel 162
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tn 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Lee Gardner Royce and wife, Rhoda Russell Royce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin M. McCall and wife, Victoria Hill McCall

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Huntwick Estates, Section 2, as of record in Book 4860, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Lee Gardner Royce and wife, Rhoda Russell Royce, by deed from Chester F. Russell and wife, Mary D. Russell, of record in Book 6636, page 119, Register's Office for Davidson County, Tennessee, and by quitclaim deed of record in Book 5538, page 607, said Register's Office.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

98 JUN 25 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0454803

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 7430 Huntwick Trail, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 22nd day of June 19 98

Lee Gardner Royce
By: Lee Gardner Royce — Donald P. Dozier, atty in fact
Donald P. Dozier, Attorney-in-fact

Rhoda Russell Royce
By: Rhoda Russell Royce — Donald P. Dozier, atty in fact
Donald P. Dozier, Attorney-in-fact

54.00
10.00 CHECK
56.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Gardner Royce and wife, Rhoda Russell Royce, through their duly appointed Attorney-in-Fact

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of June 1998.

Commission expires November 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

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

RECEIVED OF _____

FOR _____

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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 148000.00
CON TX 547.60
PRFEE 1.00
MISC 8.00
TOTAL 556.60
CHECK 556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/98 01 09:40 0001 5405

0454803
IDENTIF. ↑ REFERENCE

98 JUN 25 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311214