THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

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ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Capital Bank & Trust P. O. Box 24120 Nashville, TN 37202	Same as New Owner	Map 26-1 P/O Parcel 94 and 95

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 all of which is hereby acknowledged, ROBERT E. CALONGE, an unmarried man, hereinafter referred to as the 'GRANTOR", has bargained and sold and by these presents does transfer and convey unto CAPITAL BANK & TRUST, a Tennessee Banking Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of the Resubdivision of Lots 2 and 3 on the Final Subdivision Plat of Long Hollow Square (original plat filed for record in Book 8250, page 279, Register's Office for Davidson County, Tennessee), as shown on the plat of record in Book 11190, page 34, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot, easements, and other matters relating thereto.

BEING a part of the same property conveyed to Robert E. Calonge and wife, Betty A. Calonge, by deed from D & L Properties, Inc. of record in Book 8310, page 16, Register's Office for Davidson County, Tennessee. And, the said Betty A. Calonge died, testate, on January 8, 1997, at which time the property as described hereinabove became vested in Robert E. Calonge as surviving tenant by the entirety.

The said Robert E. Calonge represents and warrants that all debts and obligations owing by Betty A. Calonge during her lifetime or by reason of her death, have been fully paid and satisfied.

The foregoing description was prepared from a survey dated January 13, 1999, by Ragan-Smith Associates, Inc., Paul C. Sauve, Registered Land Surveyor, No. 1796.

This property is located on Long Hollow Pike, Goodlettsville, Tennessee 37072.

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, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to easements, building setback lines and any and all other matters as they may appear on the Plan of the Resubdivision of Lots 2 and 3, Long Hollow Square, of record in Book 11190, page 34, Register's Office for Davidson County, Tennessee.

3. Subject to the right of way of Seaboard Systems Railroad, if applicable.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ROBERT E. CALONGE, an unmarried man

"GRANTEE"

Capital Bank & Trust, a Tennessee Banking Corporation

BY:
H. EDWARD JACKSON, III
Executive Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. CALONGE, an unmarried man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of February, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared H. EDWARD JACKSON, III, with whom I am personally acquainted and who acknowledged himself to be the Executive Vice President of Capital Bank and Trust, the bargainor, a Tennessee Banking Corporation, and as such Executive Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Executive Vice President.

WITNESS my hand and official seal, this the 9th day of February, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn to and subscribed before me, this the 9th day of February, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0548197
IDENTIF. ← REFERENCE

99 FEB 11 PM 2:08
REGISTER
DAVIDSON COUNTY, TN.

5001 02/11/99 01 CHECK 843.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	843.50
CHECK	843.50

02/11/99 01 14:07 0001 5001

054819 7
IDENTIF. & REFERENCE

99 FEB 11 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424275