This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Todd Alan Hagemeyer
405 Cedarcliff Road
Antioch, TN 37011

SEND TAX BILLS TO:
Same

99 AUG -6 AM 9:24

PICK-UP

0621211

WARRANTY DEED

(Map Number 150-05-0; Parcel Number 138.00)

2750 08/06 0101 03CHECK 325.50

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN CALLAS** and wife, **DERA O. CALLAS**, have bargained and sold and do hereby transfer and convey unto **TODD ALAN HAGEMEYER** and wife, **PAULA PATRICE HAGEMEYER**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 195 of CHERRY HILLS SUBDIVISON, SECTION IV, according to survey and plat of same of record in Plat Book 4460, page 21, of the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to John Callas and wife, Dera O. Callas, by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4691, page 363, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to Restrictive Covenants of record in Book 4512, page 212, said Register's Office, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 405 Cedarcliff Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 2nd day of August, 1999.

JOHN CALLAS

DERA O. CALLAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Callas and wife, Dera O. Callas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 2nd day of August, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of August, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

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

BOOK 11609 PAGE 152

06212111

INDEXING & REFERENCE

99 AUG -6 AM 9:24

REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
ERR	CO
CAMT	84000.00-
CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

08/06/99 01 09:30 0001 2750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500946