PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41167
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Deborah K. Buma Phillip B. Buma 7968 Boone Trace Drive Nashivlle, TN 37221	Bank of America 6200 Gateway Cypress, CA 90630-6013

TAX MAP-PARCEL NUMBERS: 126-15-A-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 184000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas F. Callahan and spouse, M. Jane Callahan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah K. Buma and spouse, Phillip B. Buma,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 127 on the Plan of Boone Trace Section Two of record in Book 9700, pages 316 and 317, said Register's Office.

SAID Lot No. 127 fronts 76.00 feet on the easterly margin of Boone Trace and extends back 120.00 feet on the northerly line and 125.00 feet on the southerly line to a dead line in the rear, measuring 68.25 feet thereon.

BEING the same property conveyed to Thomas F. Callahan and wife, M. Jane Callahan, by deed from NVR Fox Ridge, Inc., of record in Book 10700, page 310, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 316 and 317, said Register's Office, which Plan shows a 30 foot minimum building setback line from Boone Trace and an easement for drainage purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9342, page 312, Book 7265, page 657, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7968 Boone Trace Drive, Nashivlle, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 1999.

Thomas F. Callahan

M. Jane Callahan

State of Tennessee
County of Davidson

On this 24th day of August, 1999, before me the undersigned authority, personally appeared **Thomas F. Callahan** and **M. Jane Callahan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

0382 08/25 0101 03CHECK 691.50

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 184000.00

Affiant

Sworn and subscribed before me on the 24th day of August, 1999.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

99 AUG 25 AM 11:20

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

06 28307

QUIET CLAIM DEED & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11633 PAGE 900

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

0628307

IDENTIF. & REFERENCE

99 AUG 25 AM 11:20

REGISTER
DAVIDSON CO. TN.

CAMT	
	184000.00
CON TX	680.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	691.80
CHECK	691.80

08/25/99 01 11:20 0001 0382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508471