File Box 9B
First Title & Escrow Co., Inc.

#17067

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41548
Dav. Co. File: Box 8

Instr:200004030033215 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:24:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1794.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyle J. Callahan Diane J. Callahan 6408 Edinburgh Drive Nashville, TN 37221	Bank Of America P.O. Box 305140 Louisville, Kentucky 40323

TAX MAP-PARCEL NUMBERS: 157-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 485,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura C. Fisher and Larry G. Harness, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle J. Callahan and spouse, Diane J. Callahan,** 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. 7 on the Plan of Devonshire, Section One of record in Plat Book 5200, Pages 122 &123, Register's Office for said County.

Said Lot No. 7 fronts 173.0 feet on the broken easterly margin of Edinburgh Drive and extends back 261.39 feet on the northerly line and 249.46 feet on the southerly line to a dead line in the rear, measuring 211.02 feet thereon.

Being the same property conveyed to Laura C. Fisher and Larry G. Harness, as tenants in common by deed from Gerald N. Valentino and wife, Mary F. Valentino of record in Book 11601, Page 92, Register's Office for Davidson County, Tennessee.

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

Subject to Taxes for the year 2000 and subsequent years; The Plan of record in Plat Book 5200, Pages 122 & 123, said Register's Office, shows an owner's certificate, a 75 foot minimum setback line from Edinburgh Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 by 25 foot utility anchor easement located on the northwesterly & southwesterly front corners of said lot. A 10 foot easement for public utility and drainage purposes along the northerly side line of said lot. Sewage soil absorption areas labeled 1 and 2 along the rear portion of said lot, and a shaded building area.

This is improved property, known as: 6408 Edinburgh Drive, Nashville, 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 March, 2000.

Laura C. Fisher

Laura C. Fisher

Larry G. Harness

Larry G. Harness

State of Tennessee
County of Davidson

On this 24th day of March, 2000, before me the undersigned authority, personally appeared **Laura C. Fisher** and **Larry G. Harness**, 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.

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

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 485,000.00

Affiant

Sworn and subscribed before me on the 24th day of March, 2000.

Notary Public

GERALD C. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/29/03