Instr:200007050066280 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:26:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $999.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wende H. Stambaugh
130 Taggart Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Bank of America Mortgage
9000 Southside Blvd.
Jacksonville, FL 32256

MAP-PARCEL NUMBERS:
130-05-0-073.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel F. Callahan, III and wife, Lucia L. Callahan** hereinafter referred to as Grantors, hereby transfers and conveys to **Wende H. Stambaugh** hereinafter referred to as 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. 14 Block G on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 1130, Pages 71 and 72, Register's Office for said County.

Being the same property conveyed to Daniel F. Callahan, III and wife, Lucia L. Callahan by Warranty Deed from Raymond M. Meador, Jr. and wife, Elizabeth L. K. Meador of record in Book 9450, Page 537, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 130 Taggart Avenue, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 29th day of June, 2000.

Daniel F. Callahan, III

Lucia L. Callahan

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 Daniel F. Callahan, III and wife, and Lucia L. Callahan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARNETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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