STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Subscribed and sworn to before me, this 25TH day of OCTOBER, 2000.

Anita L. Cooper
Affiant

My Commission Expires: 1-25-03

Notary Public

Davidson County DEEDWARR
Recvd: 10/27/00 09:57 2pgs
Fees:11.00 Taxes:503.20

20001027-0106493

WARRANTY DEED

N09402

THIS INSTRUMENT WAS PREPARED BY *FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.* *15 CENTURY BOULEVARD* *SUITE 101* *NASHVILLE, TN 37214*	
NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ANITA L. COOPER 620 KINGSWAY DRIVE AKA 400 BYRD COURT OLD HICKORY, TN 37138 MAP & PARCEL NO. 053-16-0/182.00	FRANKLIN AMERICAN MORTGAGE COMPANY 501 CORPORATE CENTRE DRIVE, STE. 400 FRANKLIN, TN 37067

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JEFFREY N. CALLIS AND WIFE, PATTI A. CALLIS,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ANITA L. COOPER, UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 51 on the Plan of King Court, Section Three, of record in Plat Book 7900, Page 958, amended in Book 9705, Page 872, Register's Office, Davidson County, Tennessee, to which plat reference is hereby make for a more complete and accurate description.

Being the same property conveyed to Jeffrey N. Callis and wife, Patti A. Callis, by Warranty Deed from Danny C. Roark and Dennis R. Roark, d/b/a Roark Custom Built Homes, dated June 14, 1996, recorded July 18, 1996, in Book 10089, Page 588, Register's Office, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 620 KINGSWAY DRIVE AKA 400 BYRD COURT, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS

AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE 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 WE DO FURTHER COVENANT AND BIND OURSELVES, OUR 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 25TH DAY OF OCTOBER, 2000.

Jeffrey N. Callis
JEFFREY N. CALLIS

Patti A. Callis
PATTI A. CALLIS

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 25TH day of OCTOBER, 2000, before me personally appeared JEFFREY N. CALLIS AND WIFE, PATTY A. CALLIS, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

Witness my hand and official seal.

My Commission Expires:
1-25-03

Notary Public

==========

WARRANTY DEED

==========