Davidson County DEEDWARR
Recvd: 04/03/01 11:09 2pgs
Fees:11.00 Taxes:925.00
20010403-0032072

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17788

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Charlotte S Callis
Affiant

Subscribed and sworn to before me, this 30th day of MARCH, 2001.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. JACKY T. CALLIS, JR. 5512 Clovercrest Drive Brentwood, Tennessee	BANK OF AMERICA MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 171-4 PAR 14 FB 6DU55718

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LYNDA P. BERGAN CONDURELIS, MARRIED("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JACKY T. CALLIS, JR. AND WIFE, CHARLOTTE S. CALLIS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5512 CLOVERCREST DRIVE, BRENTWOOD, TENNESSEE 37027.

Steven G. Condurelis, Jr., spouse of Lynda P. Bergan Condurelis, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Lynda P. Bergan Condurelis.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of MARCH, 2001.

LYNDA P. BERGAN CONDURELIS
BY: STEVE CONDURELIS,
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
IMMEDIATELY PRIOR HEREWITH

STEVEN G. CONDURELIS, JR.
BY: STEVE CONDURELIS,
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
IMMEDIATELY PRIOR HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVE CONDURELIS , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for the said Lynda P. Bergan Condurelis and Steven G. Condurelis, Jr. and is authorized by the said Lynda P. Bergan Condurelis and Steven G. Condurelis, Jr. to execute this instrument on their behalf.

Witness my hand at office, this 30th day of MARCH, 2001.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section Eleven Cloverland Acres, as of record in Plat Book 5200, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis J. Bergan and wife, Lynda P. Bergan by deed from Steve Adams and wife, Jeanine Adams of record in Book 5982, page 484, said Register's Office. Dennis J. Bergan has since died. Lynda P. Bergan is now known as Lynda Condurelis.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5344, page 519; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 93, said Register's Office.