Davidson County DEEDWARR
Recvd: 08/14/01 12:08 3pgs
Fees:18.00 Taxes:1472.60
20010814-0087597

44
LT.

Lot 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $398,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2001.

Notary Public

My Commission Expires: My Commission Expires July 28, 2005

Address New Owner As Follows:
The Paul V. Callis Irrevocable Trust
4421 Warner Place
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
130-6A-004.00CO
BM 04859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DORIS M. LEBO, TRUSTEE UNDER THE CORNELIA W. SPEIGHTS TRUST dated November 21, 1996**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THE PAUL V. CALLIS IRREVOCABLE TRUST, dated July 11, 2001**, hereinafter called the

Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-1 of the revised plan of Belle Meade Condominiums of record in Book 5200, Page 469, and amended in Book 6250, Page 222, Register's Office for said County, and to which plan and record thereof is incorporated herein and made a part hereof by reference.

Subject to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 5969, Page 829, amended in Book 6020, Page 72, Book 6425, Page 685, and re-recorded in Book 6443, Page 489, and further restated in Book 7063, Page 125, and at Book 9551, page 426, all in the Register's Office for said County.

Being the same property conveyed to Cornelia W. Speights by deed from John W. McDougall, Jr., A Wylie McDougall & Allister M. Estes, Co-Executors with full power of the Estate of Elizabeth W. McDougall, of record in Book 9331, Page 395, Register's Office for Davidson County, Tennessee. The said Cornelia W. Speights having since conveyed by quitclaim deeds to the said Doris M. Lebo, Trustee a 6.3% undivided tenant-in-common interest in each of said quitclaim deeds, of record in Book 10276, Page 804, Book 10388, Page 497, and Book 10793, page 565, said Register's Office. The said Cornelia W. Speights having since died and her will of record in Will Book 222, page 408, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to The Cornelia W. Speights Trust.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record at Book 5969, Page 829, amended in Book 6020, Page 72, Book 6425, Page 685, and re-recorded in Book 6443, Page 489, and further restated in Book 7063, Page 125, and at Book 9551, page 426, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 469, as amended at Book 6250, page 222, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 715 Belle Meade Blvd., #E–1, Nashville, TN 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 Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of August, 2001.

THE CORNELIA W. SPEIGHTS TRUST

By: Doris M. Lebo
Doris M. Lebo, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DORIS M. LEBO, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 2001.

Notary Public

My Commission Expires: My Commission Expires Jan. 29, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

164532.1