This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/04/02 11:39 2pgs
Fees:13.00 Taxes:242.35
20020204-0015069

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Joseph E. McCallum & Susan L. McCallum 2338 North Berry's Chapel Road Franklin, TN 37069	same	097-09-0-031.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James L. Deatrick, Jr.**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Joseph E. McCallum and wife, Susan L. McCallum**, hereinafter called the Grantees, their 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. 12 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.
>
> Being the same property conveyed to James L. Deatrick, Jr. by deed from Philip M. Kleinsmith, Trustee, of record in Instrument No. 20011211-0136456, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2002 property taxes are a lien, but not yet due and payable.
2. Restrictive Covenants of record in Book 3642, page 478, said Register's Office.
3. All matters appearing on the Plan of record in Book 3600, page 29, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I 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.

This improved property is known as: 3407 Lauer Drive, Nashville, TN.

WITNESS MY HAND THIS 31ST DAY OF JANUARY, 2002, IN FRANKLIN, TENNESSEE.

JAMES L. DEATRICK, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **James L. Deatrick, Jr.,** the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of January, 2002, in Franklin, Tennessee.

Michelle W. Scott
NOTARY PUBLIC

My Commission Expires: 12/10/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $65,500.00.

Joseph E. McCallum
AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of January, 2002, in Franklin, Tennessee.

Michelle W. Scott
NOTARY PUBLIC

My Commission Expires: 12/19/05

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