WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Dana Calhoon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2002.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

#193
Returned To:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana M. Calhoon	SunTrust Mortgage, Inc.	148-2-56
(NAME)	(NAME)	
301 Luna Drive	P. O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Clifton Leonard Smith II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANA M. CALHOON, UNMARRIED, AND VAN L. CALHOON, MARRIED, HEREINAFTER CALLED THE 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. 28, on the Map of Luna Heights Subdivision, Section II, as of record in Book 2900, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 begins at a point in the southwesterly margin of Luna Drive at the common front corner of Lots 28 and 96; thence with the line between Lots 28 and 96 southwestwardly 152.8 feet to a concrete monument at the common rear corner of Lots 27 and 28; thence southeastwardly 158.0 feet to an iron pin in the northwesterly margin of Lallemand Drive; thence northeastwardly with said margin 117.0 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence with said curve northwestwardly 39.3 feet to a concrete monument in the southwesterly margin of Luna Drive; thence with the said margin northwestwardly 104.9 feet to the beginning.

Being the same property conveyed to Thresa Chambliss McNamara,(formerly Thresa C. Barnes and formerly Thresa Louise Smith) and Clifton Leonard Smith, II, as joint tenants with right of survivorship by QuitClaim Deed from Ed R. Davies, Trustee, of record in Instrument Number 20001208-0121209, Register's Office for Davidson County, Tennessee. The said Thresa Chambliss McNamara having since died on August 6, 2001, thereby vesting title in Clifton Leonard Smith II, as stated in Affidavit of Heirship of record in Instrument Number 20011115-0125410 in the aforesaid Register's Office.

unimproved ☐
This is improved ☒ property, known as 301 Luna Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Davidson County DEEDWARR
Recvd: 05/23/02 14:57 2pgs
Fees:13.00 Taxes:296.00
20020523-0063145

Witness my/our hand(s) this 5th day of April, 2002.

Clifton Leonard Smith II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton Leonard Smith II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2002.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public