FILE BOX 57

# GENERAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| Rebecca A. Callahan<br>6300 Westminister Dr.<br>Nashville, TN 37221 | Same | Map 144, Parcel 100 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **Richard M. Small**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Rebecca A. Callahan** ( "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 11 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Richard M. Small by deeds of record in Book 9588, pages 586, 592, and 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2003 a lien not yet due and payable, which have been prorated between the parties.

2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10366, page 623, Register's Office for Davidson County, Tennessee, and Second Amendment of record in Book 10564, page 570, R.O.D.C.

**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, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the undersigned Grantor has executed this General Warranty Deed as of December 19, 2002.

Davidson County DEEDWARR
Recvd: 01/08/03 14:38 2pgs
Fees:13.00 Taxes:1091.50

20030108-0003632

**Richard M. Small**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard M. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office, on this the 19th day of December, 2003.

Dorothy L. Clemons
NOTARY PUBLIC

My Commission Expires: September 25, 2004

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Rebecca A. Callahan
Affiant

LARRY J. WHISENANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 3RD day of JANUARY 2003.

Larry J. Whisenant
Notary Public

My commission expires: JANUARY 28, 2006

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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