Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant
WARRANTY DEED Preparer's File #-03A0066	SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2003. Notary Public My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. (Affix Seal)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael L. Woods and LeAnn Woods	ABN AMRO Mortgage Group, Inc.	33-00-201
1075 Old Dickerson Road	2600 W. Big Beaver Road	
Goodlettsville, TN 37072	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, W. T. CALLAWAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL L. WOODS AND LEANN WOODS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Tennessee Surveyor License No. 924, dated October 7, 1983, as follows:

Beginning at an iron pin on the northerly margin of Old Dickerson Road, thence along the northerly margin of Old Dickerson South 73 deg. 51 ' W 237.09 ft. to an iron pin; thence continuing along the margin of Old Dickerson Road along a curve at an angle of 15 deg. 8' and radius of 884.45 ' a distance of 233.61 ft. to an iron pin; thence North 9 deg. 8 ' E 602.23 ft. to an iron pin by post; thence North 7 deg. 29' E 358.79 ft. to an iron pin; thence South 87 deg. 31' E 79.96 ft. to an iron pin; thence South 16 deg. 09' E 813.26 ft. to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to W. T. Callaway and wife, Patricia L. Callaway by deed from Charles W. Pursley and Dois J. Pursley, both unmarried of record in Book 9516, page 39, filed on 11-09-94, said Register's Office. Patricia L. Callaway having since died and W. T. Callaway being her only surviving Grantee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1075 Old Dickerson Road, Goodlettsville, Tennessee 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this **6th** day of **February, 2003**:

W. T. Callaway, Jr.

Davidson County DEEDWARR
Recvd: 02/10/03 14:30 1pgs
Fees:13.00 Taxes:851.00
20030210-0018195

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. T. CALLAWAY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 6th day of February, 2003.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06