Davidson County DEEDWARR
Recvd: 06/03/03 08:17 2pgs
Fees:13.00 Taxes:314.50

20030603-0075019

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry S. Calonge, et ux 1815 Long Hollow Pike Gallatin, TN 37066	Same as New Owner	Map 18-16 Parcels 40, 41 & 42

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVA H. EVANS, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto TERRY S. CALONGE and wife, SHERRI CALONGE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 19, 20 and 21 on the Plan of J. M. Phipps' Addition to Goodlettsville, Tennessee, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

SAID Lots adjoin and front together 150 feet on the north side of Lindbergh Avenue and run back between parallel lines, Lot No. 19 running back along the easterly line to an alley, 150 feet to another alley in the rear.

BEING the same property conveyed to C. R. Evans and wife, Eva H. Evans, by deeds of record in Book 1939, page 247 and Book 1290, page 147, Register's Office for Davidson County, Tennessee. And, the said C. R. Evans died on October 15, 1988, survived by his wife, EVA H. EVANS, who became vested with ownership and title to the said property in fee simple.

EVA H. EVANS represents and warrants that all debts and obligations owing by C. R. EVANS during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 108 Lindbergh Ave., Goodlettsville, TN 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 GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, page 151, said Register's Office.

And, I, the GRANTOR, do 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

EVA H. EVANS, an unmarried woman

"GRANTEES"

TERRY S. CALONGE

SHERRI CALONGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVA H. EVANS, an unmarried woman, and TERRY S. CALONGE and wife, SHERRI CALONGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of May, 2003.

HOMER R. AVERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires August 20, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005