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Realty 02
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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 44664
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/03/03 15:07 2pgs
Fees:13.00 Taxes:462.13
20030703-0092711

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martha Calfee Gary Calfee 3816 Lookout Drive Nashville, Tennessee 37209	1st Trust Bank for Savings P.O. Box 17257 Memphis, Tennessee 38187-0257

TAX MAP-PARCEL NUMBERS: 104-01-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Shular Pelham and spouse, Meredith Long Pelham,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Martha Calfee and spouse, Gary Calfee** hereinafter called the **Grantee,** Grantee's 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. 62 on the Second Revised Plan of Valley View Subdivision, Section 1, as of record in Book 2331, Page 113, Register's Office for said County.

Said Lot No. 62 fronts 50 feet on the northerly side of Look out Drive and extends back between parallel lines 124 feet to a dead line.

Being the same property conveyed to Andrew Shular Pelham and wife, Meredith Long Pelham by deed from James Fred Bobo and wife, Benda Bobo of record in Doc. No. 20010316-0025502, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 113, said Register's Office, which Plan shows a 25 foot minimum building setback line from Lookout Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3816 Lookout Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2003.

Andrew Shular Pelham

Meredith Long Pelham

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2003 , before me the undersigned authority, personally appeared Andrew Shular Pelham and Meredith Long Pelham , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 7/28/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2003

My Commission Expires: 5/30/04

CATHERINE R. VAUGHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. MY COMMISSION EXPIRES MAY 30, 2004

Notary Public