Davidson County DEEDWARR
Recvd: 01/06/04 12:58 3pgs
Fees:18.00 Taxes:619.75

20040106-0001998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 6/15/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 214 Second Avenue North, Suite 103, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Callaway	America's Wholesale Lender	118-9-176
(NAME) 925 Marengo Ln	(NAME) 750 Old Hickory Blvd., #180	
(ADDRESS) Nashville, TN	(ADDRESS) Brentwood, TN 37027	
(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,

KENNETH MAURICE MCCLAIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RONALD CALLAWAY AND WIFE, LINDA CALLAWAY,

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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 925 Marengo Lane, Nashville, TN

(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.

Witness my/our hand(s) this 19th day of December, 2003.

Kenneth Maurice McClain

Kenneth Maurice McClain

STATE OF TENNESSEE

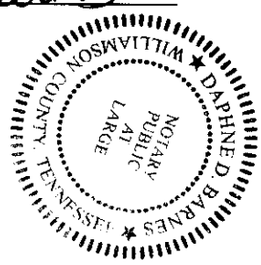
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Maurice McClain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 19th day of December, 2003

Commission expires: 6/5/05

Notary Public



File No.: 441

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 13 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67 and that part of Glendale Car Line (now abandoned) in the rear of said Lot No. 13, described together as follows:

Beginning on the southerly margin of Marengo Lane, at the corner of Lots 12 and 13; thence with the line between Lots Nos. 10, 11, 12 and 13, southwardly 211.5 feet to the northerly right of way of the Glendale Car Line; thence southwardly to the southerly right of way line of said carline; thence with said right of way line, eastwardly 75 feet; thence northwardly to the corner of Lots 13 and 14; thence with the line between said two lots, northwardly 195.7 feet to the southerly margin of Marengo Lane; thence with said Lane, westwardly 75.1 feet to the point of beginning.

Being the same property conveyed to Kenneth Maurice McClain, subject to a life estate, which is reserved by each of the grantors herein by deed, dated May 25, 1971, from Ernest Wiley McClain and wife, Martha Pearl McClain of record in Book 4505, page 152, Register's Office for Davidson County, Tennessee. The said Ernest Wiley McClain and wife Martha Pearl McClain having since died.