NEW OWNER:

ROBERT L. CALLIS and MARILYN SUTHERLAND
1974 Tuckers Gap Rd.
Lebanon, TN 37090

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 04-0450

Map 52
Group 08-0-A
Parcel 176

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/12/04 10:45 3pgs
Fees:18.00 Taxes:355.20
20040512-0054778

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Six Thousand and 00/100 Dollars ($96,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TRACEY W. CALLIS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT L. CALLIS and wife, MARILYN SUTHERLAND,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 176 on the plan of Heron Walk, Section 2, Phase 1, of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed unto Tracey W. Callis, by Quitclaim Deed from Richard Glenn Cayce, Jr., dated February 13, 2003, and of record as Instrument No. 20030619-0084916, in the Register's Office for Davidson County, Tennessee. Further reference is made to deed of record in Book 10859, page 878, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 386, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantees.

WITNESS OUR SIGNATURE hereto this 6th day of May, 2004.

Tracey W Callis

TRACEY W. CALLIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TRACEY W. CALLIS**, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of May, 2004.

Jo Ann Qualls

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN ... NOTARY PUBLIC AT LARGE WILSON COUNTY

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The actual consideration or value, whichever is greater, for this ~~transfer~~ is **$96,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of May, 2004.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN [illegible]
NOTARY PUBLIC AT LARGE
WILSON [illegible] COUNTY, [illegible]