STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me,
this 27th day of August, 2004.

Notary Public

My commission expires:



Davidson County DEEDWARR
Recvd: 08/30/04 12:14 2 pgs
Fees:13.00 Taxes:739.63
20040830-0104502

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
C.L. Calloway, Sr. **Natasha L. Calloway**	**Charles O. Steger Trust**	**Map 147-5, Parcel 217**
4905 Timberdale Drive	**1419 Marshall**	
Nashville, TN 37211	**Kirkland, MO 63122**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James K. LaRitz and Monica M. Waltman, joint tenants with full rights of survivorship

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

C.L. Calloway, Sr. and wife, Natasha L. Calloway

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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Caldwell Country Estates, Section Two (formerly referred to as Section II), of record in Plat Book 2663, page 128, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James K. LaRitz, by Warranty Deed, from Kendall G. Hewitt and wife, Marigrace S. Hewitt, of record in Instrument # 20010530-0055749, Dated May 24, 2001, Register's Office for Davidson County, Tennessee, also being the same property conveyed to James K. LaRitz and Monica M. Waltman, as tenants in common with the right of survivorship, by Quitclaim Deed, from James K. LaRitz, for the express purpose of creating a tenancy in common with the right of survivorship, of record in Instrument # 20010718-0076271, Dated July 16, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 128, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2907, Page 93 & Book 2921, page 87, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 4905 Timberdale Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 27th day of August, 2004.

James K. LaRitz

Monica M. Waltman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, James K. LaRitz and Monica M. Waltman, joint tenants with full rights of survivorship, the within named sellers, with whom I am personally acquainted (or who proved to me his/her/their identity 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, at office, this 27th day of August, 2004.

Notary Public

My Commission Expires:

