WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/04 09:33 2pgs
Fees:13.00 Taxes:1402.30

20041105-0133503

B-CD-04-0604

STATE OF Tennessee
COUNTY OF Davdison
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander H. Call	new owner (NAME)	
604 Valley Trace Court		143-6-A-53CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH G. CALLOWAY AND WIFE, ANNETTE ALEXANDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER H. CALL AND LISA C. MARGULIES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, pages 556, 557 and 558, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph G. Calloway and Annette Alexander by Deed dated October 2, 1996 and filed for record on October 7, 1996 in Book 10217, Page 138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in in Plat Book 5200, page 556-558; Book 5120, page 199; Sewer easements of record in Deed Book 4889, page 192, Book 5099, Page 783; Book 5142, Page 690; Book 5142, Page 694; Book 5360, Page 320; Book 5364, Page 882; Book 6380, Page 201; NES Easements of record in Deed Book 6407, Page 891 and 892; Overpass Easement of record in Deed Book 5102, Page 956; Book 5120, Page 918; Book 5120, Page 208; Book 5182, Page 767; Book 5182, Page 769; Book 5380, Page 357; and Book 6094, page 718, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 604 Valley Trace Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of October, 2004.

Joseph G. Calloway by Annette Alexander Atty in fact
Joseph G. Calloway

Annette Alexander
Annette Alexander

STATE OF Tennessee
COUNTY OF Davdison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Joseph G. Calloway and~~ Annette Calloway, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

STATE OF Tennessee
COUNTY OF Davdison

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Annette Calloway, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joseph G. Calloway ~~and Annette Alexander~~ and acknowledged that he/she executed the same as the free act and deed of the said Joseph G. Calloway ~~and Annette Alexander.~~

Witness my hand and official seal at

on this the 29th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903