Davidson County DEEDWARR
Recvd: 11/15/04 12:06 3pgs
Fees:18.00 Taxes:338.00

20041115-0136780

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of November, 2004, by and between ROBERT L. CALLIS and MARILYN SUTHERLAND, HUSBAND AND WIFE, hereinafter called Grantors, and STEPHANIE D. BROOKS, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT L. CALLIS and MARILYN SUTHERLAND, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto STEPHANIE D. BROOKS, UNMARRIED,hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1421 PELLICAN POINT, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

ROBERT L. CALLIS
Signature of Seller

Marilyn Sutherland

MARILYN SUTHERLAND
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT L. CALLIS and MARILYN SUTHERLAND, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of November, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires NOV 26 2005

Name and Address of Property Owner:

STEPHANIE D. BROOKS, UNMARRIED

1421 PELLICAN POINT
MADISON, TENNESSEE 37115

Property Address:

1421 PELLICAN POINT
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

America's Wholesale Lender
7105 Corporate Drive
Plano, TX 75024

Map & Parcel #: MAP 52-8-A PARCEL 176CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$91350** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stephanie D. Brooks

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of **November, 2004.**

Notary Public

My Commission Expires: 11/29/05

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, Tennessee 37217

EXHIBIT 'A'

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 to ROBERT L. CALLIS and MARILYN SUTHERLAND, HUSBAND AND WIFE, by Warranty Deed from TRACEY W. CALLIS, unmarried, of record as Instrument Number 20040512-0054778, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 52-8-A PARCEL 176CO).

2. Subject to P.U.D. Boundary Plat, Heron Walk, of record in Plat Book 9700, page 483, Register's Office for Davidson County, Tennessee.

3. All matters as set forth on the Plan of Phase One, Section Two, Heron Walk, of record in Plat Book 21, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Declaration of Covenants, Conditions and Restrictions, of record in Book 10095, page 464, Register's Office for DAVIDSON County, Tennessee.

5. Articles of Incorporation for Heron Walk Homeowners Association, of record in Book 10125, page 449, said Register's Office.

6. By-Laws of Heron Walk Homeowner's Association of record in Book 10170, page 124, Register's Office for Davidson County, Tennessee.