This instrument was prepared by:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue North, Suite 1900
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 02/03/05 15:33 4 pgs
Fees:23.00 Taxes:336.70
20050203-0013021

| Address New Owner: | Send Tax Bill to: | Map-Group-Parcel |
|---|---|---|
| M.K. Stevenson and<br>J.E. Stevenson, Trustees<br>c/o Wilson P. Stevenson<br>4124 Franklin Road<br>Nashville, TN 37204 | New Owner | Map 161-05-0-c<br>Parcel 102.00 co |

**WARRANTY DEED**
**In Lieu of Foreclosure**

WHEREAS, M.K. STEVENSON AND J.E. STEVENSON, TRUSTEES (the "Grantees") are the owners and holders of a certain promissory note dated March 23, 2001, from CARLOS CALLOWAY AND WIFE, NATASHA CALLOWAY (the "Grantors") to the Grantees, in the original principal amount of One Hundred One Thousand Six Hundred Twenty-Eight and 17/100ths Dollars ($101,628.17), which is secured by the Deed of Trust of record under Instrument No. 20010503-0045571, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Grantors have defaulted in payment of the promissory note and have agreed to make, and the Grantees have agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said Deed of Trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CARLOS CALLOWAY AND WIFE, NATASHA CALLOWAY, the Grantors, have bargained and sold, and by these presents does hereby transfer and convey unto the Grantees, their heirs, successors and assigns, with full power to mortgage, grant, sell or convey without the joinder of any beneficiary, a certain tract of land in Davidson County, Tennessee, described as follows:

All that tract or parcel of land described in Exhibit "A" attached hereto.

This is improved property, known as 767 Huntington Parkway, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The Grantees execute this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the Deed of Trust;

WITNESS our hands this 26th day of January, 2005.

**GRANTORS:**

**CARLOS CALLOWAY**

**NATASHA CALLOWAY**

**GRANTEES:**

**M.K. STEVENSON, TRUSTEE**

**J.E. STEVENSON, TRUSTEE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carlos Calloway and wife, Natasha Calloway, 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 and official seal this 26th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, M.K. Stevenson and J.E. Stevenson, Trustees, 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 and official seal this 1st day of ~~January~~ February, 2005.

NOTARY PUBLIC

My Commission Expires: ~~Sept 20, 2008~~ for J.E. Stevenson

CHRISTINA McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 94,000.00.

Affiant

Subscribed and sworn to before me on this 1st day of Feb, 2005.

Notary Public

My commission expires: Sept 20, 2008

CHRISTINA McDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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# EXHIBIT A

Land in Davidson County, Tennessee, being Unit 2, Huntington Park Townhomes, as established by Master Deed of Huntington Park Townhome Association of record in Book 8813, page 573, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to M.K. Stevenson and J.E. Stevenson, Trustees, by deed of record in Book 9541, page 584, said Register's Office.

This is improved property known as: 767 Huntington Parkway, Nashville, TN 37211.