Davidson County DEEDWARR
Recvd: 06/28/05 16:23 2 pgs
Fees:13.00 Taxes:1041.55
20050628-0074508

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED

B-TRA-05-7133

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,500.00

Affiant

Subscribed and sworn to before me this 17th DAY OF June, 2005.

Notary Public

8/31/05
MY COMMISSION EXPIRES:

(AFFIX SEAL)

E DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

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
Ann ~~Dean~~ Ilten	New Owner	
7133 Forrest Oaks Drive (ADDRESS)	(NAME)	155-08-0-C 243.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(ADDRESS) (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 BARRY A. CALLENDER, Unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~ANN ILTEN~~ ANN ILTEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows: LAND in Davidson County, Tennessee, being Lot No. 22, on the FINAL PLAT of the POPLAR CREEK ESTATES PHASE III, SECTION "A", of record in Book 7900, Page 696, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Barry A. Callender, married by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson, dated January 24, 1996, and recorded January 29, 1996, in Book 9930, Page 191, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Barry A. Callender, married by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson, dated January 24, 1996, and recorded January 29, 1996, in Book 9930, Page 191, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7133 Forrest Oaks Drive, 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 17th day of June, 2005.

Barry A. Callender

E DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

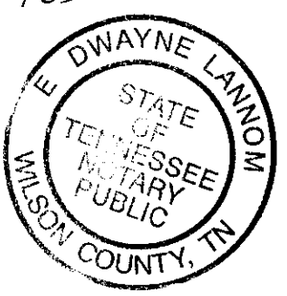
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry A. Callender and Zonia F. Hunley Callender, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2005.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8/24/05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903