Box 56

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Bell & Alexander
4300 Sidco Drive, Suite 201
Nashville, TN 37204

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of July, 2005.

Notary Public
My Commission Expires:_____

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/27/2008

Davidson County DEEDWARR
Recvd: 07/12/05 09:40 2 pgs
Fees:13.00 Taxes:573.13
20050712-0080315

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Callie Waynick
975 Beech Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
156-05-1.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leslie D. Davis, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **Callie Waynick, unmarried,** hereinafter referred to as Grantee(s), his/her/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. 771 on the Plan of Harpeth Woods, Section Four, of record in Plat Book 5200, Page 560, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to BERKLEY Y. DAVIS and wife, LESLIE D. DAVIS, by Warranty Deed from TERRI L. LAVENDER (FORMERLY KNOWN AS TERRI L. RANSFORD) and husband, KENNETH A. LAVENDER, of record in Book 9653, Page 135, Register's Office for Davidson County, Tennessee. BERKLEY Y. DAVIS subsequently conveyed all of his interest in said real property to LESLIE D. DAVIS, by Quitclaim Deed of record as Instrument No. 20030916-0135590, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **975 Beech Bend Drive, Nashville, TN 37221.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 8 day of July, 2005.

Leslie D. Davis
LESLIE D. DAVIS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **LESLIE D. DAVIS**, with whom I am personally acquainted (or who 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 this 5 day of July, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/14/06

