Davidson County DEEDWARR
Recvd: 08/17/05 14:01 2 pgs
Fees:13.00 Taxes:340.40

20050817-0097725

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2005

Notary Public:

MY COMMISSION EXPIRES: 9/30/04 (AFFIX SEAL)

JANE GRATER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roger Betts	American Mortgage Network, Inc.	Map 094
1907 Dahlia Drive	11625 Rainwater Drive,	Group 8
Nashville, TN 37210	Bldg. 500, Suite 650 Alpharetta, GA 30004	Parcel 33

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Terri Lynn Callis and husband, Jeffery Howard Clark

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Roger Betts, a single man,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 27, on the Plan of Dahlia Gardens of record in Plat Book 2663, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Terri Lynn Callis by Quitclaim Deed from Robert Earl Meeks, Jr. of record in Book 9669, Page 88, Register's Office for said County. See also Quitclaim Deed of record in Book 8890, Page 276, and Deed of record in Book 7262, Page 932, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2856, Page 67, and Book 2927, Page 275, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 93, said Register's Office.

The said Jeffery Howard Clark joins in this conveyance to convey any and all marital interest he may have in said property.

[redacted] _____,

Terri Lynn Callis and Terri D. Callis being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1907 Dahlia Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 8th day of August, 2005.

Terri Lynn Callis

Jeffery Howard Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Lynn Callis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Terri D. Callis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jeffery Howard Clark as his Attorney in Fact as the free act and deed of the within named Jeffery Howard Clark.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.