Davidson County DEEDWARR
Recvd: 08/22/05 09:14 2 pgs
Fees:13.00 Taxes:240.50
20050822-0099449

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry S. Calonge, et ux PO Box 37 Goodlettsville, TN. 37070-0037	Same as New Owner	Map 18-16 Parcel 43

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WADE E. DUNN, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto TERRY S. CALONGE and wife, SHERI J. CALONGE, hereinafter referred to as the "GRANTEES", 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. 22 on the James M. Phipps Addition to Goodlettsville, Tennessee, as per survey of Erle Drake, County Surveyor, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the northerly margin of Lindberg Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wade E. Dunn by deed from William Ernest Pruitt and wife, Gearl Pruitt, filed for record in Instrument Number 20011204-0132781 in the Register's Office for Davidson County Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 112 Lindberg Avenue, Goodlettsville TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

WADE E. DUNN, unmarried

"GRANTEES"

TERRY S. CALONGE

SHERI J. CALONGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WADE E. DUNN, unmarried, and TERRY S. CALONGE and wife, SHERI J. CALONGE, 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 the 19th day of August, 2005.

NOTARY PUBLIC

PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of August, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005