FILE BOX 45

RECORD AND RETURN TO:

WARRANTY DEED

ZANA C. PETTY
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 $160,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-27-07

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 230 WEST MAIN STREET, LEBANON, TN 37087

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Callis **2533 Timwood Drive** **Nashville,TN 37214**	Sunset Mortgage 3 Dickenson Drive ~~Chadds, PA 19317~~	**73-3-0-042.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph Travis Journell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Charles Callis

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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. 44 on the Plan of Section One, Sutherland Heights as of record in Plat Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Travis Journell by Warranty Deed from Kevin Anderson, an unmarried man, dated 03/21/2005, Recorded 04/06/2005 and filed for record in Instrument No. 20050406-0038116, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **2533 Timwood Drive, Nashville, TN 37214**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 8th day of September, 2005

Joseph Travis Journell

Davidson County DEEDWARR
Recvd: 09/09/05 11:32 1 pgs
Fees:13.00 Taxes:592.00

20050909-0108612

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Travis Journell, the ***bargainor(s)*** 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 8th day of September, 2005.

Commission Expires: 4/28/07

Notary Public:

KEITH D. GOBER
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.