WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 08:22 2 pg:
Fees:13.00 Taxes:502.28

20060530-0062639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 11-23-09

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-23-09 (NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip E. Dildine (NAME)	CTX Mortgage Company, LLC (NAME)	MAP 76-1
3020 Cages Bend Road (ADDRESS)	3100 McKinnon Street, 3rd Floor (ADDRESS)	PARCEL 36
Gallatin, Tennessee 37066 (CITY) (STATE) (ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

FOR AND 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, J. Fred Callum and Donna Callum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip E. Dildine and wife, Jacquelyn Schuster

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. 24 on the plan of Oak Creek Subdivision as of record in Plat Book 5200, Page 96, RODCT.

Said Lot No. 24 fronts 115 feet on the westerly margin of Rehnea Drive and runs back 111.14 feet on the northeasterly line and 166.18 feet on the southwesterly line to a rear line of 85.07 feet.

Being the same property conveyed to J. Fred Callum and Donna Callum by deed from Rehnea Trust, Stephanie L. Stears, Trustee of record in Instr: 20060505-0052533, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5360, Page 572 and in Book 5382, Page 827, said Register's Office.

Subject to notes on plat of record in Plat Book 5200, Page 96, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines, public utility and drainage easements and storm sewer easement of record in Book 5200, Page

CONTINUED

This is improved (X) unimproved ( ) property, known as 663 Rehnea Drive, Old Hickory, Tennessee 37138
(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 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 our hand s this 25th day of May, 2006

J. Fred Callum

Donna Callum

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. Fred Callum and Donna Callum the bargainor(s), 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 and official seal at Nashville, Tennessee, this the 25th day of May, 2006.

Dixie Seagraves
NOTARY PUBLIC

DIXIE SEAGRAVES
MY COMM. EXP.
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 23, 2009
COUNTY OF SUMNER

My Commission Expires: 11-23-09

LEGAL DESCRIPTION CONTINUATION

96, said Register's Office.