Davidson County DEEDWARR
Recvd: 06/05/06 13:13 2 pgs
Fees:13.00 Taxes:565.16

20060605-0066095

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$152,745.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2006.

Notary Public

My commission expires: 11-25-09

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Darin L. McAllister	**SunTrust Mortgage, Inc.**	**Map 097-08, Parcel 073.00**
117 Glen Cove Trail	**201 4th Avenue North, 7th Floor**	
Hermitage, TN 37076	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

J. Fred Callum and wife, Donna June Callum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darin L. McAllister, married

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:

Lot No. 252 on the plan of Lake Park, Section Eleven-B of record in Plat Book 5200, Page 432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to J. Fred Callum and wife, Donna June Callum by deed from Stephanie L. Stears, Trustee, Gray Trust, dated December 26, 1996 of record in Instrument No. 20060505-0052535, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Johnson Trust, Stephanie L. Stears, Trustee by Quitclaim Deed from J. Fred Callum and wife, Donna June Callum, dated January 7, 1996 of record in Book 9918, Page 128, said Register's Office.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record. This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **117 Glen Cove Trail, Hermitage, TN 37076**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 30th day of May, 2006.

J. Fred Callum

Donna June Callum

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **J. Fred Callum and wife, Donna June 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, at office, this **30th** day of **May, 2006.**

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/28/07