THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14702

Davidson County DEEDWARR
Recvd: 06/20/06 10:53 2 pgs
Fees:13.00 Taxes:347.80
20060620-0073392

Property Address:
517 East Trinity Lane, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DeAndria Rosenthal,** unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Stephen L. Calloway, and wife, Chitiqua Calloway**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 24 on the Plat of Forest Hill Subdivision of the Conroy Tract, a plan of which is of record in Book 547, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 75 feet on the northerly side of Trinity Avenue and runs back between parallel lines 220 feet to a dead line in the rear.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Linda Panning and Larry Wright, dated January 30, 1997, and recorded February 4, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10339, at Page 763.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 16th day of June, 2006.

{Seal}
DeAndria Rosenthal

State of TENNESSEE
County of DAVIDSON

On this the 16th day of June, 2006, before me, the undersigned officer, personally appeared DeAndria Rosenthal, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 3-21-09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 16th of June, 2006.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name of Owner and Property Address:
Stephen L. Calloway and Chitiqua Calloway
517 East Trinity Lane
Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
GMAC Mortgage Corporation
6 Cadillac Drive
Suite 150
Brentwood, TN 37027Stephen L. Calloway and Chitiqua Calloway

Tax Parcel ID#: 071.08-0-245.00