WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 14:20 2 pgs
Fees:13.00 Taxes:1110.00
20070103-0001243

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of Dec. 2006

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily M. Calloway	America's Wholesale Lender	017-00-0-302.00
6017 Lickton Pike	750 Old Hickory Boulevard, Suite 180	
Goodlettsville, TN 37072	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L. Denise Stagner, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily M. Calloway, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property located in the 10th Civil District of Davidson County, Tennessee, being Tract #1 on the survey of Gaylon W. Northcutt, a Tennessee Registered Land Surveyor, dated April 12, 1988, described as follows:

Bounded on the south and east by Tracts #2 and 4 belonging to Joe C. Allison, Deed Book 6446, page 651; and on the north by the remaining property of Joe G. Allison, Deed book 4363, page 577; and on the west by T. Ayers, Deed Book 4524, page 682; and further described as follows:

Beginning on an iron pin located S-13° 08' 25" 168.14' from an iron pin on the south margin of Lickton Pike, being the southeast corner of a 15' Right-of-Way and the northwest corner of tract #1, thence S-15° 11' 28" E 303.70' to an iron pin, thence S-6° 09' 11" E 54.33' to an iron pin, thence N-86° 08' 10" E with the line of tract #2 of this survey 795.85' to an iron pin, thence N-5° 46' 31" E 181.84' to an iron pin in the fence line, thence N-82° 45' 20" W 353.34' to an iron pin, thence N-82° 54' 59" W 537.24' to an iron pin, thence continuing through this pin with the same line 14.19' to an iron pin in the fence line the point of beginning and containing 5.08 acres, more or less.

Being the same property conveyed to L. Denise Stagner, a married person, by deed from John Albert Allison and wife, Connie Franklin Allison, on September 27, 2000, of record in Instrument Number 20000929-0096457, Register's Office for Davidson County, Tennessee.

Billy Joe Stagner, Jr. joins in this conveyance to convey any and all interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 017-00-0-302.00.
- Easements of record in Book 7564, page 207, as amended in Book 7801, page 782; and Instrument Number 20010508-0047828, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6017 Lickton Pike, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 29, 2006.

L. Denise Stagner
L. Denise Stagner

Billy Joe Stagner, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **L. Denise Stagner and Billy Joe Stagner, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 29, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY