Davidson County DEEDWARR
Recvd: 02/02/07 11:09 2 pgs
Fees:13.00 Taxes:326.60

20070202-0013924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,270.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES: April 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon E. MacCallum (NAME)	Suntrust Mortgage, Inc. (NAME)	MAP 31-03B
504 Churchill Crossing (ADDRESS)	201 4th Avenue N/7th Floor (ADDRESS)	PARCEL 504
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Marietta J. Belcher, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon E. MacCallum, unmarried

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:

LAND in Davidson County, Tennessee, Being Unit No. 504 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, and amendment thereto in Book 7804, Page 616, and in Book 7845, page 540, and again in Book 10635, Page 110, Register's Office for Davidson County, Tennessee, a plat of which is of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof of said Unit.

BEING the same property conveyed to David Froggett, Sr., and Marietta J. Froggett, as tenants in common with right of survivorship, by Warranty Deed dated September 13, 1999, from Derek R. Leitner, of record in Book 11667, Page 718, Register's Office for Davidson County, Tennessee. And being further conveyed to Marietta J. Belcher, a one-half (1/2) undivided interest by Quitclaim Deed dated July 29, 2002, from David Froggett, Sr. and his wife, Marcella Lynn Froggett, of record by Instrument No. 20061204-0148981, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 504 Churchill Crossing, Madison, TN 37115
(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 my hand this 30th day of January, 2007

Marietta J. Belcher

Marietta J. Belcher

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIETTA J. BELCHER, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lexington **, KY, this the 30th day of January, 2007.**

Susan Joseph
Notary Public



My Commission Expires:
10/19/10

(SEAL)