THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/26/07 14:45 2 pgs
Fees:13.00 Taxes:404.04
20070326-0036234

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
COURTNEY LEE CALLIS	CTX MORTGAGE COMPANY, LLC	94-01-239
903 SOUTH 12TH STREET	3100 MCKINNON CORP., 5TH FLOOR	
NASHVILLE, TN 37206	DALLAS, TX 75201	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael R Brewer, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Courtney Lee Callis, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the Map of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly side of South 12th Street, and runs back 136.4 feet on the northerly line and 135 feet on the southerly line to an alley in the rear measuring 49.7 feet thereon.

Included in the above described property but expressly excluded there from is that part of said property conveyed to the Nashville Housing Authority by deed of record in Book 3407, Page 266, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the easterly margin of South 12th Street, said point being the northwest corner of the above mentioned property; thence with the easterly margin of South 12th Street in a southerly direction a distance of 50 feet, more or less, to the southerly line of the above mentioned property; thence with this southerly line in an easterly direction a distance of 5.1 feet, more or less; thence with a line in a northerly direction, (said line paralleling existing South 12th Street and being a distance of 5.0 feet from said Street) and running a distance of 50 feet, more or less, to the northerly line of said property; thence with said northerly line in a westerly direction a distance of 5.1 feet, more or less, to the point of beginning, containing 250 square feet, more or less.

Being the same property conveyed to Michael R. Brewer by Quitclaim Deed from Dorothy E. Simpkins, Wanda G. Anderson, Teresa Faylene Anderson, and James Wayne Anderson, heirs at law, dated 11/11/05 and recorded in Instrument Number 20051128-0142898, said Register's Office.

This is improved property known as: 903 South 12th Street, Nashville, Tennessee 37206.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 16th day of MARCH, 2007.

Michael R. Brewer
MICHAEL R BREWER

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael R Brewer with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 16th day of MARCH, 2007.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $109,200.00.

C.H. Callis
Affiant

Subscribed and sworn to before me this 16TH day of MARCH, 2007.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10