WARRANTY DEED

The actual consideration or value for this transfer is $ 187,900.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

SWORN TO AND SUBSCRIBED before me this 15th day of August, 2007

NOTARY PUBLIC
My Commission Expires: 1/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 08/17/07 14:47 2 pgs
Fees:13.00 Taxes:695.23
20070817-0098714

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07070003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Beverly B. Byram, unmarried 1300 Birdsall Street Old Hickory, TN 37138	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266	053- 03- 0 / 200.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Beverly B. Byram , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **BEVERLY B. ROWLAND,** now known as **BEVERLY B. McCALL**, and spouse, **RANDY McCALL**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

an unmarried woman

BEVERLY B. BYRAM, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the plan of Village of Old Hickory, Section "B", which is of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Beverly B. Rowland by Warranty Deed from D. Michael Greeson and wife, Lisa R. Greeson of record in Book 10436, page 717, Register's Office for Davidson County, Tennessee. The Said Beverly B. Rowland having since married Randy McCall, and is now known as Beverly B. McCall. Randy McCall executes this instrument to convey any right title or interest he may have in the aforesaid property, marital or otherwise.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
Easement for Right of way set out in instrument of record in Book 626, page 556; Easement reserved in Deed of record in in Book 576, page 664; Telephone line Right of way shown of record in Book 662, page 743; Public utility Right of way of record in Book 735, page 417 All in the Register's Office for Davidson County, Tennessee .

This is improved property known as: 1300 Birdsall Street, Old Hickory, TN. 37138.

Witness our hands this 15th day of August, 2007

Randy McCall

Beverly B. Rowland, n/k/a
Beverly B. McCall

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Beverly B. Rowland, now known as Beverly B. McCall, and Randy McCall the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 15th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

WARRANTY DEED

From: Beverly B. McCall and Spouse, Randy McCall

To: Beverly B. Byram

AN UNMARRIED WOMAN

Property:

1309 Birdsall Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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&
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