THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26931-08-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 12th day of September, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jason Whitt Callen, Miller Wild Callen 3923 Dorcas Drive Nashville, TN 37215	Midwest Bankcentre 2191 Lemay Ferry Road St. Louis,MO 63125	Map and Parcel No.: 116160004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James B. Burgess and wife, Louise C. Burgess**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Whitt Callen and wife, Miller Wild Callen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3923 Dorcas Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of September, 2007.

James B. Burgess

Louise C. Burgess

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James B. Burgess and Louise C. Burgess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/17/07 13:44 2 pgs
Fees:13.00 Taxes:1850.00

20070917-0111129

EXHIBIT "A"

Land in Davidson County, Tennessee, being in the 7th, formerly the 11th Civil District of said County, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, being part of Lot No. 4 on the unrecorded Plan of Fred Webber's Subdivision, described according to a survey made by T. R. Sanford, Surveyor, July 5, 1952, as follows:

Beginning on the westerly margin of Webber Street, at the northeast corner of the property conveyed to William A. Stroud and wife by deed from Charles H. King and wife, as of record in Book 2086, page 413, said Register's Office; northwardly 115 feet to a point 223 feet south of the southeast corner of Lot No. 3 on said unrecorded plan; thence westwardly 250 feet to the easterly line of the property conveyed to Tom Ragland and wife, by deed from Chas. H. King and wife, as of record in Book 1970, page 193, said Register's Office; thence with said line, southwardly 111.1 feet to the northwest corner of said Stroud property; thence with the northerly line of said Stroud property, eastwardly 250 feet more or less to the beginning.

Being the same property conveyed to James B. Burgess and wife, Louise C. Burgess by Warranty Deed dated March 22, 1978 from Robert L. Nobles and wife, Ellen W. Nobles of record in Book 5264, page 978, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2, page 58, Chancery Court at Nashville, Tennessee.