Davidson County DEEDWARR
Recvd: 10/18/07 12:42 3 pgs
Fees:18.00 Taxes:1480.00

20071018-0123661

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 21st day of September, 2007. Notary Public My Commission Expires: May 24, 2008

PRISCILLA C. URBANI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David and Jennifer Callahan 3709 Wimbledon Road Nashville, TN 37215	America Mtg. Outsource 2701 4th Avenue South Minneapolis, MN 55408	P/O 116-12-0-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES I. WALLER AND WIFE, ELIZABETH A. WALLER** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID J. CALLAHAN, III AND WIFE, JENNIFER C. CALLAHAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat, Waller & Crocker Subdivision, of record as Instrument No. 20060601-0064569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to James I. Waller and Elizabeth A. Waller by Warranty Deed from Parke Brown of record in Instrument No. 20050118-0005640, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 20060601-0064569, page , Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer/Storm Drainage Easement of record in Book 3899, Page 390, Register's Office for Davidson County, Tennessee.

4. Permissive Use Agreement of record in Instrument No. 20050118-0005643, Register's Office for Davidson County, Tennessee.

This is improved property known as 3709 Wimbledon Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 21st day of September, 2007.

James I. Waller

Elizabeth A. Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES I. WALLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ___ day of September, 2007.

Notary Public

My Commission Expires: _____

GEORGE W. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH A. WALLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011