03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/19/08 09:31 2 pgs
Fees:13.00 Taxes:555.00
20080319-0027525

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Pamela Harchuns
Affiant

Subscribed and sworn to before me, this 14th day of March, 2008.

Karen C. Colbert
Notary Public
My commission expires: 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

03-0802-35253

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Hay	Regions Bank dba Regions Mortgage	031-00-0 077.00
4689 Lickton Pike	2050 Parkway Office Circle	
Whites Creek TN 37189	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mitchell W. Callis, married, and, Carolyn Callis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Hay and wife, Koeppie Hay, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, October 7, 1961, as follows:

BEGINNING at a spike in the middle of a culvert in the center of Lickton Pike at the southwest corner of the property conveyed to Willie Purlong and wife, by deed from Stanley Lyons and wife, of record in Book 3376, page 85, Register's Office for said County; thence South 57 degrees East 375 feet to a point in the center of White's Creek; thence with the center of said Creek South 7 degrees East 50 feet; South 40 degrees West 90 feet, and South 35 degrees West 275 feet; thence westerly 35 feet to the center of said Lickton Pike; thence with the center of same North 7 degrees West 547 feet to the beginning.

For informational purposes only, prior deed sets out subject property as containing 2.05 acres, more or less.

Being the same property conveyed to Mitchell W. Callis and Carolyn Callis by Warranty Deed from Sammy Kershaw and wife, Kimberly Kershaw, dated 4/25/01, recorded 5/4/01, in Instrument No. 20010504-0046079, Register's Office for Davidson County, Tennessee. The said Mitchell W. Callis and Carolyn Callis having since divorced.

Deb Fowler, wife of Mitchell W. Callis, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4689 Lickton Pike, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of March, 2008.

Mitchell W. Callis

Carolyn Callis

Deb Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mitchell W. Callis, Carolyn Callis and Deb Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of March, 2008.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY