THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
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Davidson County DEEDWARR
Recvd: 08/12/08 13:42 2 pgs
Fees:13.00 Taxes:436.60
20080812-0082982

Name and Address of New Owners:

Richard Wayne Callis
1023 Ballew Circle
Fairview, TN 37062

Persons Responsible for Taxes:

Same

Map/Parcel Number: 043-09-0-057.00

WARRANTY DEED

For and in consideration of the sum of **One Hundred Eighteen Thousand ($118,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Pedro Reyes**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Richard Wayne Callis**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County Tennessee, being Lot No. 1 of the First Revision of Lot 25, Woodlawn Estates, Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, as recorded by Instrument No. 20071014-0125612, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Pedro Reyes by Warranty Deed from Scott Williams and Jason Wilkerson, both married, recorded on March 24, 2008 in Instrument No. 20080324-0029045, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 611 Bixler Avenue, Madison, TN 37115

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 do 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 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 GRANTEES, their 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 the 7th day of August, 2008.

GRANTOR:

Pedro Reyes

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this the 7th day of August, 2008 , before me, M. Kevin Heffelman, personally appeared **Pedro Reyes**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $118,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this before me, M. Kevin Heffelman, personally appeared Nichole Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.