THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051741**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2009. Notary Public My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Joseph McCallum 4821 Briarwood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14604015700

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, **Geraldine Hunt, unmarried and Margaret Ann Tatum, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph McCallum and Sue McCallum, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 567, PLAN OF SECTION XIV, CALDWELL HALL, as shown on plat of record in Plat Book 3300, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Geraldine Hunt and Margaret Ann Tatum by Warranty Deed from Burgess F. Guinn and wife, Jane Bass Guinn, recorded June 15, 1971 in Book 4511, page 371, and further conveyed to Geraldine Hunt, single and Margaret Ann Tatum, single, as joint tenants with the common law right of survivorship, by Quitclaim Deed from Geraldine Hunt, single and Margaret Ann Tatum, single, recorded March 24, 1995 in Book 9627, Page 72, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 4821 Briarwood Drive Nashville TN 37211

*Power of Attorney recorded in Instrument No 20070803-0092675 giving William Marks Sadler and Stanley Mical Sadler power of attorney to sign for Margaret Ann Tatum.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

BILL GARRETT, Davidson County
Trans:T20090036798 DEEDWARR
Recvd: 06/03/09 13:38 3 pgs
Fees:18.00 Taxes:555.00
20090603-0051235

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2009.

Geraldine Hunt

Margaret Ann Tatum, By Stanley Mical Sadler, AIF
Margaret Ann Tatum by Stanley Mical Sadler
As her Attorney in Fact.

Margaret Ann Tatum by William Marks Sadler, AIF
Margaret Ann Tatum by William Marks Sadler
As her Attorney in Fact.

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Geraldine Hunt**, 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 29th day of May, 2009.

Notary Public

My Commission Expires: _____

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stanley Mical Sadler,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Margaret Ann Tatum,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of May, 2009.

Justin Wayne Robertson
Notary Public

My Commission Expires: June 11, 2017

JUSTIN WAYNE ROBERTSON
Arkansas - Garland County
Notary Public - Comm# 12361389
My Commission Expires Jun 11, 2017

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Marks Sadler,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Margaret Ann Tatum,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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Justin Wayne Robertson
Notary Public

My Commission Expires: June 11, 2017

JUSTIN WAYNE ROBERTSON
Arkansas - Garland County
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IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2009.

Geraldine Hunt

Margaret Ann Tatum by Stanley Mical Sadler
As her Attorney in Fact.

Margaret Ann Tatum by William Marks Sadler
As her Attorney in Fact.

STATE OF LOUISIANA)
~~COUNTY~~ PARISH OF CADDO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Geraldine Hunt**, 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 29th day of May, 2009.

Notary Public WAYNE E. HALL #25641

My Commission ~~Expires:~~ IS FOR LIFE

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stanley Mical Sadler,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Margaret Ann Tatum,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

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WITNESS my hand, at office, this 29th day of May, 2009.

Notary Public

My Commission Expires: _____