RETURN TO / PREPARE
First Title and Escrow Co
2000 Richard Jones Rd., S
Nashville, TN 37215
FTEC File # 29476
(Davidson County File Bc.

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

BILL GARRETT, Davidson County
Trans:T20100030186 DEEDWARR
Recvd: 05/19/10 12:52 2 pgs
Fees:13.00 Taxes:4014.50
20100519-0038683

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00.

Joyce E Callaway
Affiant

Subscribed and sworn to before me, this 17 day of May, 2010.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas H. Callaway and wife,	Pinnacle National Bank	
Joyce E. Callaway	211 Commerce Street	116-16-0-017.00
4025 Dorcas Court	Suite 300	
Nashville, TN 37215	Nashville, TN 37201	

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, **FELIX R. DOWSLEY, III, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS H. CALLAWAY AND WIFE, JOYCE E. CALLAWAY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Evergreen Heights, Part Two as of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Tract II:
Being part of Lot No. 1 on the Map of Henry W. Compton of record in Plan Book 2. page 58, Chancery Court at Nashville, and described as follows:

Beginning at a point in the rear line of Lot No. 19 on the Map of Evergreen Heights, Part 1, of record in Book 1130, page 19, Registers Office for Davidson County, Tennessee, at a concrete monument at the southwest corner of Lot No. 8, on the Map of Evergreen Heights, Part 11, of record in Book 1835, page 19, said Register's Office; thence along the west line of Lots Nos. 8 and 9, north 5 deg. 7 min. east 146.2 feet to a post at the southeast comer of the Davidson County Rook Quarry lot; thence along the south line of the quarry lot north 85 deg. west 43 feet; thence south 145 feet to a point in the north line of Lot No. 19 above mentioned, said point being 30 feet east of the common corner of Lots Nos. 19 and 20; thence easterly along the rear line of Lot No. 19, 35 feet to the beginning.

Being the same property conveyed to Felix R. Dowsley, III and wife, Allison S. Dowsley by deed dated November 6, 2003, from William P. Martin and wife, Ruby F. Martin, of record as Instrument No. 20031106-0163416, Register's office for Davidson County, Tennessee. By Quiclaim Deed dated January 14, 2009, Allison S. Dowsley conveyed all right, title and interest in subject property to Felix R. Dowsley, III, of record at Instrument No. 20090122-0005333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 taxes, 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 19, and Book 2, page 58 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 is improved property known as 4025 Dorcas Court, 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 I covenant with the said Grantees that I am 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 myself, my 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 my hand this 17 day of May, 2010.

Felix R. Dowsley, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FELIX R. DOWSLEY, III, UNMARRIED**, 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 17 day of May, 2010.

MARCY SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

Notary Public

My Commission Expires: _____

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