This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9450 PAGE 537

ADDRESS NEW OWNER:
Daniel F. Callahan III and Lucia L. Callahan
130 Taggart Avenue
Nashville, TN 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Margaretten & Company, Inc.
One Ronson Road
Iselin, NJ 08830

MAP AND PARCEL:
MAP 130-5
GROUP
PARCEL 73

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Raymond M. Meador Jr. and wife, Elizabeth L. K. Meador hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel F. Callahan III and wife, Lucia L. Callahan, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 Block G on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County.

Being the same property conveyed to Raymond M. Meador, Jr., and wife, Elizabeth L. K. Meador, by deed from J. Thomas Patterson, III, and wife, Rebecca W. Patterson, of record in Book 8635, page 742, Register's Office, Davidson County, Tennessee.

This is improved property known as 130 Taggart Avenue, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel F. Callahan III and wife, Lucia L. Callahan, their heirs and assigns, forever; and we, Raymond M. Meador Jr. and wife, Elizabeth L. K. Meador 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. Wherever used, the singular 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 23rd day of August, 1994.

Raymond M. Meador Jr.

Elizabeth L. K. Meador

86201
IDENTIF. # REFERENCE

94 AUG 30 PM 2:14
REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond M. Meador Jr. and wife, Elizabeth L. K. Meador the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 181,000.00.

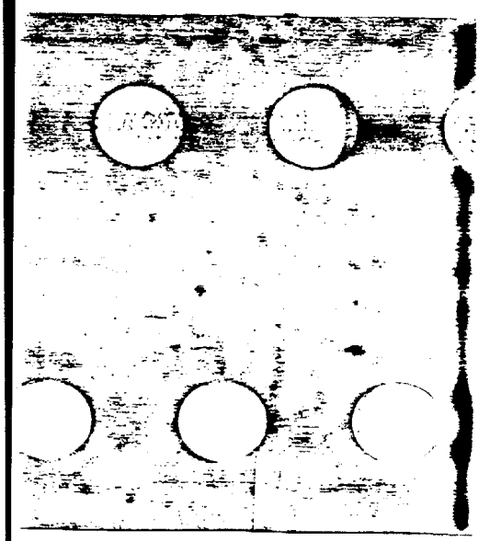
AFFIANT

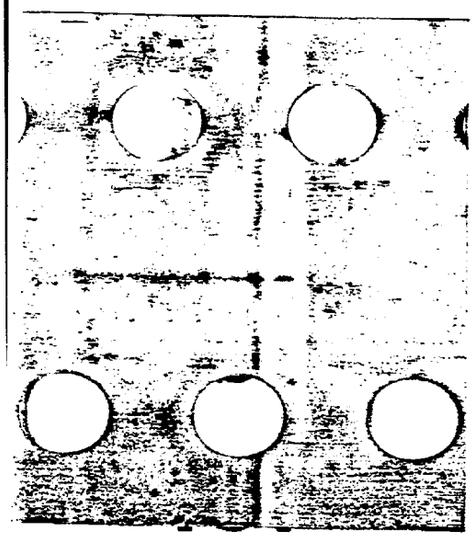
Subscribed and sworn to before me this 23rd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

3369 08/30 0101 03CHECK 678.70





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 539

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				181000.00
			CON TX	669.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	678.70
			CHECK	678.70
08/30/94	01		14:14 0001	3369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86201
IDENTIF. ↑ REFERENCE

94 AUG 30 PM 2:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829759