BOOK 9645 PG 643

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36269
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chad P. Callanan Margaret H. Callanan 2047 Lombardy Avenue Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-7-J-17 07DA 92596

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley E. Colson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chad P. Callanan and spouse, Margaret H. Callanan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2047 together with allocated parking space No. P-13 on the plan of The Kingsbridge Condominiums as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 7105, page 777 and amended in Book 7457, page 15, Register's Office for said County to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Shirley E. Colson by deed from Kimberly J. Bridge, unmarried, of record in Book 7925, page 439, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to Storm Water Detention Agreement of record in Book 6763, page 350, said Register's Office and to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7105, Page 777 and Book 7457, page 15, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 2047 Lombardy Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of April, 1995.

Shirley E. Colson

Shirley E. Colson

State of Tennessee
County of Davidson

On this 12th day of April, 1995, before me the undersigned authority, personally appeared **Shirley E. Colson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY [illegible] JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 126500.00

Margaret J. Falconer
Affiant

Sworn and subscribed before me on the 12th day of April, 1995.

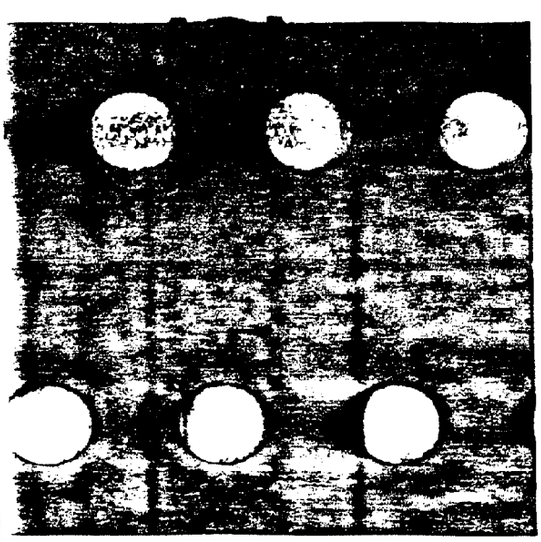
PERCY [illegible] JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

95 APR 17 AM 10:10
REGISTER
DAVIDSON COUNTY, TN.

51546
IDENTIFICATION REFERENCE

95 APR 17 0101 03CHECK 477.95



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

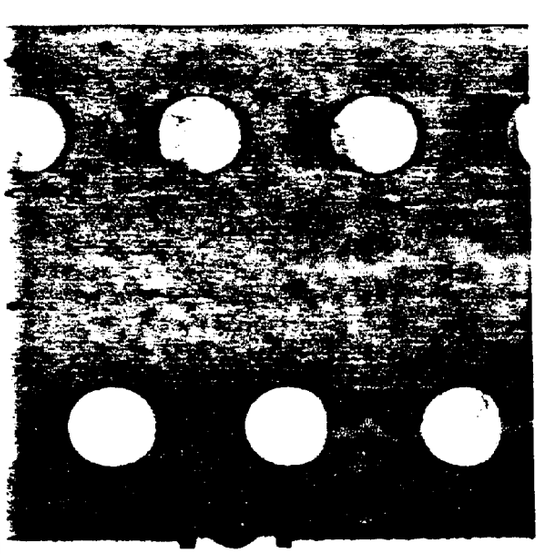
RECEIVED OF _____

FOR _____

BOOK 9645 PG 645

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



51546
IDENTIF. & REFERENCE

95 APR 17 AM 10: 10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

MAMT
126500.00
CON TX 468.05
PRFEE 1.00
REGIS 8.00
TOTAL 477.05
CHECK 477.05
04/17/95 01 10:09 0001 0857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Total 477.05

VOID
MAMT
126500.00
CAMT
126500.00
~~TOTAL 0.00~~
~~CHECK 0.00~~
04/17/95 01 10:10 0001 0858

No. 900337