FORM NO WD-1

Lot 3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY 19 97

Notary Public

MY COMMISSION EXPIRES 3/3/99

(AFFIX SEAL)

BOOK 10368 PG 217

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN W. CALLAN et ux (NAME)	National City Mortgage Company (NAME)	MAP 86-7
1032 Jackson Valley Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1820 (STREET ADDRESS)	PARCEL 39
Hermitage, TN 37076 (CITY) (STATE) (PO ZIP)	Dayton, OH 45401-1820 (CITY) (STATE) (ZIP)	4D 1135

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE VAN W. LIGGETT and wife, PAMELA M. LIGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN W. CALLAN and wife, TRUDY L. CALLAN

IV

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. 23, Phase I, Section Two, Jackson's Retreat, as of record in Book 5200, pages 334 and 335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Van W. Liggett and wife, Pamela M. Liggett by deed from Thomas Richard Gray and wife, Barbara Erland Gray of record in Book 6967, page 888, Register's Office for Davidson County, Tennessee.

97 MAR -4 PM 2:16
FELIX Z. MCCONNICO REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0278703

unimproved / This is improved X property, known as 1032 Jackson Valley Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 19th day of February, 19 97

Van W Liggett
VAN W. LIGGETT

Pamela M Liggett
PAMELA M. LIGGETT

STATE OF TENNESSEE }
Davidson County }

BOOK 10368 PG 218

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named VAN W. LIGGETT and wife, PAMELA M. LIGGETT

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of FEBRUARY, 19 97.

Commission Expires 3/3/99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX County TENN

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

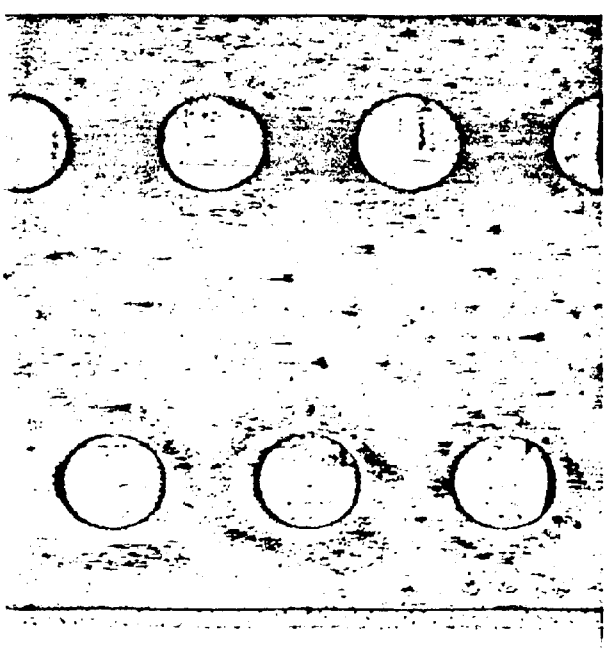
Commission Expires _____

WARRANTY DEED

FROM

TO

2481 03/04 0101 03CHECK 382.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

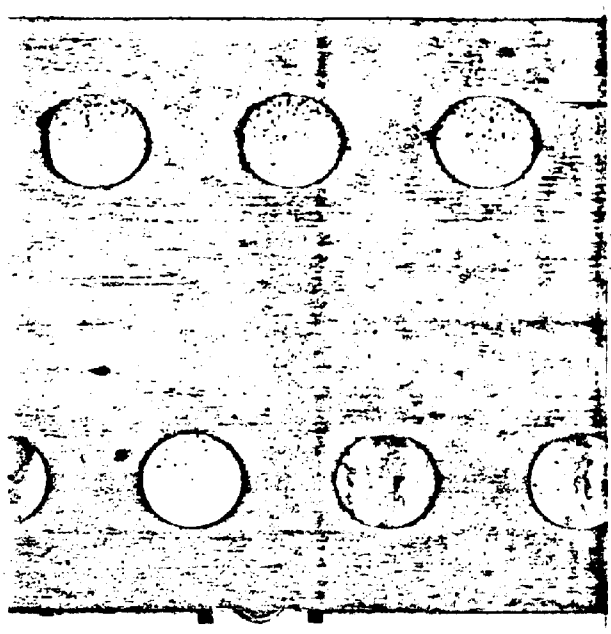
RECEIVED OF _____

FOR _____

BOOK 10368 PG 219

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 101000.00
CON TX 373.70
PRFEE 1.00
WDEED 8.00
TOTAL 382.70
CHECK 382.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2481

0278703
IDENTIF. ↑ REFERENCE

97 MAR -4 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122873