This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10502 PG 827

ADDRESS NEW OWNER:
M & J Partners
Margaret Whitfield and Brad Whitfield
P. O. Box 158399
Nashville, TN 37215

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-130
PARCEL 107
16DA-06229

WARRANTY DEED

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, I, Frances C. Callahan, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M & J Partners, a partnership composed of Margaret Whitfield and Brad Whitfield, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1, on the Map of Section One, Leawell, of record in Plat Book 1835, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George F. Callahan and wife, Frances C. Callahan, by deed from Donald D. Shawchuck and wife, Bonnie M. Shawchuck of record in Book 2643, Page 89, Register's Office for Davidson County, Tennessee. The said George F. Callahan having since died.

This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in Plat Book 1835, Page 55, said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 3702 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M & J Partners, its successors and assigns, forever; and I, Frances C. Callahan, a widow do 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, its successors 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 my hand this the 23rd day of June, 1997.

Frances C. Callahan

Frances C. Callahan

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances C. Callahan, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 1997.

Jane N. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 125,500.00.

Margaret Whitfield

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 1997.

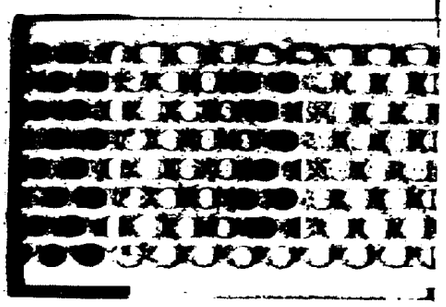
Jane N. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

6435 06/24 0101 03CHECK 473.35

0318904
IDENTIF + REFERENCE

97 JUN 24 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10502 PG 829

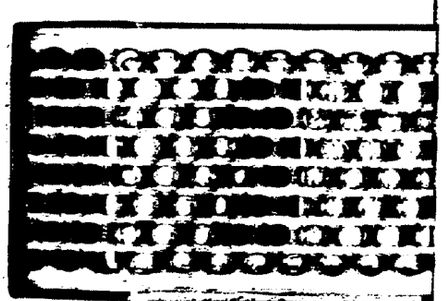
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125500.00
CON TX 464.35
PRFEE 1.00
WDEED 8.00
TOTAL 473.35
CHECK 473.35

06/24/97 01 08:30 0001 6435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 | 8904
IDENTIF. ↑ REFERENCE

97 JUN 24 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166264

6.24.97

VOID

Book 10502
PAGE 830