Box 5

This Instrument Prepared By:
Charles G. Blackard, III
Attorney At Law
155 Franklin Road, Suite 155
Brentwood, TN 37027
(615) 370-8900

BOOK 10771 PG 251

FROM: **PHYLLIS L. CALLAHAN**
TO: **JOSEPH GEORGE CALLAHAN**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
Joseph George Callahan 5929 Abbott Drive Nashville, Tennessee 37211	(Same)	Map 172-02 Par. 31.00

QUITCLAIM DEED

In consideration of the terms of the Final Decree of Divorce, in the Fourth Circuit Court of Davidson County, Tennessee, bearing docket number 96D-2956, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Phyllis L. Callahan, conveys and quitclaims to Joseph George Callahan, all her right, title and interest, in and to the following described real property, TO WIT:

A certain tract or parcel of land together with all improvements in Davidson County, State of Tennessee, described as follows: to wit:

Being Lot No. 13 on the Plan of Highlands Annex as of record in Plat Book 5210, page 59 or revised in Plat Book 5190, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 119.79 feet on the southerly margin of Abbott Drive and extends back 264.93 feet on the easterly line and 424.97 feet on the westerly line in the rear measuring 134.0 feet thereon.

Being the same property conveyed to Joseph George Callahan, Sr. and wife, Phyllis L. Callahan, by deed from Medlin Building Industries, Inc., by Iola C. Watkins, Vice President, dated June 11, 1979, recorded June 14, 1979, Book 5449, page 848, Register's Office for Davidson County, Tennessee.

This is improved property known as 5929 Abbott Drive, Nashville, Tennessee 37211.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 31st day of December, 1997.

PHYLLIS L. CALLAHAN, Grantor

98 JAN 28 AM 9:20
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03943 15

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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Personally appeared before me, Naomi R. Thomason, a Notary Public in and for said County and State, PHYLLIS L. CALLAHAN, the within named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1997.

Naomi R. Thomason
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: My Commission Expires September 18, 1999

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

6573 01/28 0101 03CHECK 8.00

Transfer tax on this transfer is exempt under the provisions of T.C.A. 67-4-409, et seq.

Phyllis L. Callahan
PHYLLIS L. CALLAHAN

Sworn to and subscribed before me this 31st day of December, 1997.

Naomi R. Thomason
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: My Commission Expires September 18, 1999