THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17203**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Carolyn S. Northup Affiant Subscribed and sworn to before me, this 30th day of May, 2000. Notary Public My Commission Expires: 9-28-2002

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires SEPT. 28, 2002

WARRANTY DEED

Instr:200006120058428 Page: 1 OF 3
REC'D FOR REC 06/12/2000 11:24:16AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $666.00

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carolyn S. Northup 1108 Deerhurst Court Nashville, Tennessee 37221	Owner	MAP 155-8-C PAR 145.00Co FB 9D80391

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kyle J. Callahan and wife, Diane J. Callahan ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Carolyn S. Northup, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1108 Deerhurst Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2000.

Kyle J. Callahan by Diane J. Callahan as attorney in fact

KYLE J. CALLAHAN
BY DIANE J. CALLAHAN AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH.

Diane J. Callahan

DIANE J. CALLAHAN

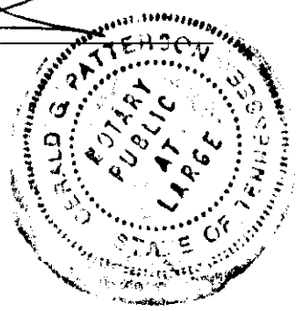
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DIANE J. CALLAHAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2000.

My Commission Expires: 11/29/03

Notary Public



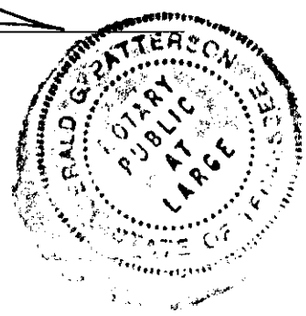
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, DIANE J. CALLAHAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said KYLE J. CALLAHAN and is authorized by the said KYLE J. CALLAHAN to execute this instrument on his behalf.

Witness, my hand, at Office, this 30th day of 2000.

Notary Public

My Commission Expires: 11/29/03



Land in Davidson, County, Tennessee, being Lot 145 on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339-347, Register's
Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Kyle J. Callahan and wife, Dinae J. Callahan by deed from Lee Chira and William C. Dometree of record in Book 9415, Page 785, Register's Office for Davidson County, Tennessee.