File in Box No. 19 B

# WARRANTY DEED

#01-9-40-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JEFF CALLAHAN (NAME) | "NEW OWNERS" (NAME) | MAP 077 |
| 5025 Hillsboro PK. #2K (ADDRESS) | (ADDRESS) | PARCEL 073 |
| Nashville TN 37215 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, ROBERT M. DERRICK AND WIFE, SUE ANN DERRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF CALLAHAN AND WIFE, ANITA CALLAHAN

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:

A TRACT OR PARCEL OF LAND loacated in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 14 of the John T. Hailey, Jr., and Anne S. Hailey Tract and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, License No. 77, dated April 26, 1996, as follows:

BEGINNING at a metal pin set in the nothwesterly margin of an access road leading to Garland Hollow Road, said metal pin being located in the common front corner of Tract No. 13 and Tract No. 14 of the John T. Hailey, Jr., Property; thence, North 14 degrees 51 minutes 01 seconds East 1039.61 feet to a point, said point being located in a stump in old wire; thence, South 67 degrees 02 minutes 26 seconds East 138.90 feet to a point, said point being located at a metal pin set at big oak; thence, North 86 degrees 36 minutes 58 seconds East 67.80 feet to a 5 inch maple; thence, North 78 degrees 49 minutes 51 seconds East 146.86 feet to a point, said point being located at a metal pin set in line with fence from West; thence, South 48 degrees 58 minutes 35 seconds East 88.08 feet to a point; thence, South 49 degrees 12 minutes 19 seconds East 227.65 feet to a point, said point being at the center line of old road bed; thence, South 43 degrees 07 minutes 02 seconds West 961.56 feet to a point at the beginning of a curve, said curve having a delta angle of 120

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1025 Garland Hollow Road, Pegram, TN 37143
(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 26th day of September, 2001

Robert M Derrick
ROBERT M. DERRICK

Sue Ann Derrick
SUE ANN DERRICK

Davidson County DEEDWARR
Recvd: 09/28/01 10:55 2pgs
Fees:13.00 Taxes:142.45

20010928-0105021

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

degrees 00 minutes 00 seconds, a radius of 50 feet, and a chord bearing South 68 degrees 17 minutes 40 seconds West 86.60 feet, to the right 104.72 feet to a point; thence, with the northwestwardly margin of the hereinabove referenced access road, South 68 degrees 17 minutes 40 seconds West 115.40 feet to the point of BEGINNING.

BEING the same property conveyed to Robert M. Derrick, unmarried, by Deed from John T. Hailey, Jr., and wife, Anne S. Hailey, of record in Book 10340, Page 730, Register's Office for Davidson County, Tennessee. The said Robert M. Derrick now being married.

Dedication of Access Road as of record in Instrument No. 20010511-0048988, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been PAID by the Grantor(s) herein.

Sue Ann Derrick, spouse of the above named Robert M. Derrick, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. DERRICK AND WIFE, SUE ANN DERRICK, the bargainors, 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 Brentwood, Tennessee, this 28th day of September, 2001.

My Commission Expires: May 28, 2003

Notary Public