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. 18723**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $178,500.00. Anita K. Callahan Affiant Subscribed and sworn to before me this 25th day of FEBRUARY, 2002. Notary Public My Commission Expires: _____ GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Jeffrey M. Callahan 720 Settlers Court Nashville, TN 37221	**Send Tax Bills To:** Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	**Tax Information:** MAP 126-15-A PAR 139.00 CO FB 09D 83987

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, MARK A. STOCKEL AND WIFE, SAMANTHA J. STOCKEL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEFFREY M. CALLAHAN AND WIFE, ANITA K. CALLAHAN ("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 720 Settlers 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 25th day of FEBRUARY, 2002.

Mark A. Stockel by Samantha J. Stockel
MARK A. STOCKEL, BY: SAMANTHA J. STOCKEL, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Samantha J. Stockel
SAMANTHA J. STOCKEL

Davidson County DEEDWARR
Recvd: 02/28/02 15:32 3pgs
Fees:18.00 Taxes:660.45
20020228-0025735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SAMANTHA J. STOCKEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of FEBRUARY, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA T. STOCKEL 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 said MARK A. STOCKEL and is authorized by the said MARK A. STOCKEL to execute this instrument on HIS behalf.

Witness my hand at Office, this 25th day of February, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires
September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Section Three Boone Trace At Biltmore, as of record in Plat Book 9700, pages 758 and 759, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark A. Stockel and wife, Samantha J. Stockel by deed from Matthew Ryan McCraw and wife, Brigham McCraw appearing as Instrument No. 20001219-0124495, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443 and appearing as Instrument No. 20010717-0075902; (3) Dedication of common area appearing as Instrument No. 20011119-0126831; (4) Charter of record in Book 9607, page 534; (5) Easement of record in Book 756, page 142; and (6) All matters appearing on the Plan of record in Plat Book 9700, pages 758 and 759, said Register's Office.