(1)

18546

Box 36

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. 19228**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $148,500.00. Jean Taylor Callihan Affiant Subscribed and sworn to before me, this 15th day of July, 2002. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: JEAN TAYLOR CALLIHAN 213 Sloan Road Nashville, Tennessee 37209	**Send Tax Bills To:** SUNTRUST MORTGAGE P. O. Box 57028 Irvine, CA 92619	**Tax Information:** MAP 103-08-OB PAR 213.00 CO FB 25W12168

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, BARBARA HARPER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEAN TAYLOR CALLIHAN, UNMARIED, MATT STEPHEN CALLIHAN, UNMARRIED, AND JOHN PHILIP CALLIHAN, 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 213 Sloan Road, Nashville, Tennessee 37209.

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 15th day of July, 2002.

BARBARA HARPER

Davidson County DEEDWARR
Recvd: 07/16/02 10:38 2pgs
Fees:13.00 Taxes:549.45
20020716-0085297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BARBARA HARPER , 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 15th day of July, 2002.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 213, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase III, a horizontal property regime established by Master Deed, of record in Book 7486, page 75, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Barbara Harper, a single person by deed from John C. Roddy and wife, Jennifer S. Roddy of record in Book 11206, page 932, 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 7486, page 75; (3) By-Laws of record in Book 7376, page 580; and (4) Charter of record in Book 7710, page 305 and Book 7895, page 173, said Register's Office.