40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/09/03 15:29 2pgs
Fees:13.00 Taxes:347.80
20030509-0062915

ADDRESS NEW OWNER:

David J. Callahan, III
Jennifer N. Clement
21 Vaughns Gap Road, #6
Nashville, TN 37205

SEND TAX BILL:

Americas Wholesale Lender
750 Old Hickory Blvd., #180
Brentwood, TN 37027

MORTGAGEE:
Americas Wholesale Lender
750 Old Hickory Blvd., #180,
Brentwood, TN 37027

MAP AND PARCEL:
Map 129-15-0-A,
Parcel 6 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terry W. Woodall, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto David J. Callahan, III and Jennifer N. Clement, joint tenants with the right of survivorship ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Belle Meade Highlands Condominiums of record in Exhibit A-1 in Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Terry W. Woodall by deed from Rebecca A. Wilson, a single woman, of record in Instrument No. 20020918-0113671, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

The property herein conveyed is not the principal place of residence of Grantor or Grantor's spouse.

This is improved property known as 21 Vaughns Gap Road, #6, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of May, 2003.

Terry W. Woodall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Terry W. Woodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of May, 2003.

Notary Public

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $94,000.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005