

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2003.

Notary Public

My commission expires: 7/31/06

Davidson County DEEDWARR
Recvd: 11/05/03 15:02 2pgs
Fees:13.00 Taxes:255.30

20031105-0162572

THIS INSTRUMENT WAS PREPARED BY
H. Anthony Duncan, Esq.
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christine Callaghan	~~**SAME**~~	**91-13-273**
404 A Eastboro	7145 Holt Run Drive Nashville 37211	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard D. Russell, a single man

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

Christine Callaghan

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:

Being part of Lot No. 2 on the Plan of E.T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, pages 116 and 126, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cowan Avenue at the southwest corner of the property conveyed to Claudis S. Sexton by deed from W.W. Cantrell, Jr. and wife, of record in Book 1676, page 77, said Register's Office; thence with Sexton's southerly line eastwardly 150 feet; thence southwardly 50 feet; thence westwardly 150 feet to the easterly margin of Cowan Avenue; thence with said Avenue northwardly 50 feet to the beginning.

Being the same property conveyed to Richard D. Russell, by deed from Mary Frances B. Russell, dated 6/18/77, of record in Book 5164, page 176, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Pages 116 and 126, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (X) unimproved (____) property known as 404 A Eastboro, Nashville, TN 37206.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of October, 2003.

x Richard D. Russell
Richard D. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Richard D. Russell, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2003.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON