WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 52,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 23rd day of December, 2003.

NOTARY PUBLIC
My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/02/04 16:00 2pgs
Fees:13.00 Taxes:192.40

20040102-0000898

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03120002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Christine M. Callaghan, 7145 Holt Run Drive Nashville, TN 37211	New Owner	44-11 / 57

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Christine M. Callaghan, a married woman, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **SHARON E. DAVIS, unmarried, and TERRY F. DAVIS and wife, MARY H. DAVIS** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

CHRISTINE M. CALLAGHAN, a married woman the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 99 on the Plan of Section "A" Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sharon E. Davis, unmarried and Terry F. Davis and wife, Mary H. Davis by Warranty Deed from Dorothy W. Webster, unmarried, of record in Book 8376, page 280, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
Easement for Right of way set out in instrument of record in Book 626, page 556; Easement reserved in Deed of record in in Book 576, page 664; Telephone line Right of way shown of record in Book 662, page 743; Public utility Right of way of record in Book 735, page 417 All in the Register's Office for Davidson County, Tennessee .
2003 Property Taxes will be prorated and paid at closing, 2004 Property tax liability to be assumed by the GRANTEE.

This is improved property known as: 411 Hadley Avenue, Old Hickory, TN 37138.

Witness our hands this 21st day of December, 2003.

Sharon E. Davis

Terry F. Davis

Mary H. Davis

STATE OF INDIANA
COUNTY OF HANCOCK

Personally appeared before me, Jo Ann C. Keatts, a Notary Public in and for said County and State, the within named **Sharon E. Davis** the bargainor(s), 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 and official seal at Greenfield, IN, this 21 day of Dec, 2003.

Jo Ann C. Keatts
NOTARY PUBLIC

My Commission Expires: 3/30/07

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STATE OF INDIANA
COUNTY OF HANCOCK

Personally appeared before me, Jo Ann C. Keatts, a Notary Public in and for said County and State, the within named **Terry F. Davis and wife, Mary H. Davis** the bargainor(s), 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 and official seal at Greenfield, IN, this 21 day of Dec, 2003.

Jo Ann C. Keatts
NOTARY PUBLIC

My Commission Expires: 3/30/07

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WARRANTY DEED

From: Sharon E. Davis &
Terry F. Davis and wife,
Mary H. Davis

To: Christine M. Callaghan

Property:
411 Hadley Avenue
Old Hickory, TN. 37138

This instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003