Return to:
File Box 9-B
First Title & Escrow Co.,Inc.
#23253

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

Davidson County DEEDWARR
Recvd: 09/07/04 15:23 2pgs
Fees:13.00 Taxes:369.63
20040907-0107962

ADDRESS NEW OWNER:

Adam Brown
21 Vaughns Gap Road, Unit 6
Nashville, TN 37205

SEND TAX BILL:

National Bank of Commerce
115 29th Ave. South
Nashville, TN 37212

MORTGAGEE:

National Bank of Commerce

MAP AND PARCEL:
Map 129-15-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, **David J. Callahan, III and wife, Jennifer C. Callahan, formerly known as Jennifer N. Clement**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Adam Brown and wife, Amanda Brown**, ("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, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominiums, a horizontal property regime established by Master Deed of record in Book 7091, page 302, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.
>
> Being the same property conveyed to David J. Callahan, III and Jennifer N. Clement by deed from Terry W. Woodall of record in Instrument No. 20030509-0062915, said Register's Office. The said David J. Callahan, III and Jennifer N. Clement have since married and Jennifer N. Clement is now known as Jennifer C. Callahan.
>
> 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.

This is improved property known as 21 Vaughns Gap Road, Unit 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

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 its hand this 31st day of August, 2004.

David J. Callahan, III

Jennifer C. Callahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared David J. Callahan, III and Jennifer C. Callahan, 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 31st day of August, 2004.

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 $99,900.00.

Catherine M. Wood
AFFIANT

Subscribed and sworn to before me
this 31st day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 10-26-05

MARY ESTHER CHAMPION
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN