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First Title & Escrow Co., Inc.
#23229

This Instrument Prepared by E. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AIGR-01154

WARRANTY DEED

THIS INDENTURE, made this 10th day of ~~September~~, A.D., 2004, between **EDWARD RON CALAHAN and wife, DIANE R. CALAHAN,** of the City of NASHVILLE, State of TENNESSEE, First Parties, and KEVIN W. ORNDORFF AND WIFE, MARGUERITE N. ORNDORFF,

of the City of NASHVILLE, State of TENNESSEE, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and no/100 ----------($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being the southeasterly 106 feet of Lot No. 7 and the northwesterly 64 feet of Lot No. 8 of Block "D" on the unrecorded Map of Hillwood Estates Subdivision of Blocks "B", "D" and "E" described according to a survey made by Z.J. Wilkinson, Surveyor, dated May 4, 1938, as follows:

Beginning on the northerly margin of Wilsonia Avenue, 24 feet east of the corner of Lots Nos. 6 and 7; thence northwardly 200 feet to the southerly margin of Lot No. 4; thence with the southerly line of Lots Nos. 3 and 4 and the northerly lines of Lots Nos. 7 and 8, eastwardly 170 feet to a point 66 feet west of the corner of Lots Nos. 8 and 9, thence southwardly 200 feet to the northerly margin of Wilsonia Avenue; thence with the northerly margin of said avenue, westwardly 170 feet to the beginning.

Being the same property conveyed to DIANE R. CALAHAN, MARRIED, by Warranty Deed from WAYNE A. REED & WIFE, DIANA E. REED, of record in Book 10610, page 265, Register's Office for DAVIDSON County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/22/04 08:24 3pgs
Fees:18.00 Taxes:3589.00
20040922-0113761

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See attached EXHIBIT 'B'.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Edward Ron Calahan (L.S.)
Edward Ron Calahan

_____(L.S.)

Diane R. Calahan (L.S.)
Diane R. Calahan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **EDWARD RON CALAHAN and wife, DIANE R. CALAHAN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 02 day of September 2004

Linda Brake
Notary Public

My Commission expires 5/24/08

Seal

LINDA BRAKE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Kevin W. Orndorff and wife, Marquerite N. Orndorff
ADDRESS 204 Wilsonia Avenue
Nashville, Tennessee 37205

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Synovus Mortgage Corp.
ADDRESS 401 Church Street
Nashville, Tennessee 37219

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $970,000.00. Affiant Britton H. Nelson

Subscribed and sworn to before me this 10th day of September 2004.

GEORGE E. MEYER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Notary Public

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 116-2, PARCEL 3).

2. Unrecorded easements for roads and utilities, if any.

3. EDWARD RON CALAHAN, husband of DIANE R. CALAHAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.