(1)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 04/10/06 13:32 2 pgs
Fees:13.00 Taxes:362.60
20060410-0041056

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
David Calhoun et ex 2043 Nashboro Blvd Nashville, TN 37217	New Owner	**Map** 135-12-A **Parcel No.** 21.00 CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon A. Piper McGarry and husband, William K. McGarry,** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **David Calhoun and wife, Glenda Calhoun** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in DAVIDSON County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2043 of Nashboro Village Twelve (12) Condominium and Garage Unit No. -0- of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, Recorded in Deed Book 4827, page 30, as amended in Book 6153, page 252, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.03 % interest in the Common Elements of the Nashboro Village Twelve (12) Condominium.

Being the same property conveyed to Sharon Ann Piper by deed from 2154 Trading Corporation as of record in Book 5258, page 618, Register's Office for Davidson County, Tennessee.

The said Sharon Ann Piper having since married and now known as Sharon A. Piper McGarry.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for

applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2006 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 4th day of April, 2006.

GRANTORS:

Sharon A. Piper McGarry

William K. McGarry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me, 4th day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

R. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sharon A. Piper McGarry and William K. McGarry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 4thth day of April 2006.

Notary Public

My Commission Expires:
3-21-09

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.