This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 05/02/06 15:09 3 pgs
Fees:18.00 Taxes:1443.00
20060502-0050642

Address New Owner:	Send Tax Bills To:	Property Identification
John A. Callighan III, et ux. c/o Wilson-Weesner-Wilkinson Co., Inc. P. O. Box 58296 Nashville, TN 37205-8296	-same-	Map/Parcel 130-4-66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten & no/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE W. WEESNER and wife, ELIZABETH SHAW WEESNER (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to JOHN A. CALLIGHAN III and wife, CAROLYN CALLIGHAN (the "Grantees"), their heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

A certain tract or parcel of real estate in Davidson County, Tennessee, known as Lot #1 on the plat entitled Subdivision of Part of Lot 29 and All of Lot 30, Bellemeade Annex, of record as Instrument #20050308-0025720 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to the Grantors, by deed of record in Book 1732, page 129, Register's Office for Davidson County, Tennessee.

This property is subject to:

1. Taxes for the current year, a lien but not yet due and payable,

2. Such matters affecting it as may appear on the plat of record as Instrument #20050308-0025720, in the office of

the Register of Deeds for Davidson County, Tennessee.

3. Twenty foot sanitary sewer easement of record at Deed Book 4155, page 537, Register's Office for Davidson County, Tennessee Easement.

4. Twenty foot sanitary sewer easement of record at Deed Book 4191, page 664, Register's Office for Davidson County, Tennessee Easement.

THIS IS improved property known generally as 4200 Sneed Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns forever.

AND THE GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 27th day of April, 2006.

GEORGE W. WEESNER

ELIZABETH SHAW WEESNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, Nancy Bowen, a Notary Public in and for said County and State, personally appeared GEORGE W. WEESNER and ELIZABETH SHAW WEESNER, the within named bargainors, 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 Nashville, Tennessee, this the 27th day of April, 2006.

Nancy Bowen
NOTARY PUBLIC

My commission expires:

11-08-2008

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me,
this the 27th day of April, 2006.

Nancy Bowen
NOTARY PUBLIC

My commission expires: 11-08-2008

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY