(1)

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/20/07 09:26 2 pgs
Fees:13.00 Taxes:249.75
20070220-0020227

State Of Tennessee
County Of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Affiant

Subscribed and sworn to before me this 15th day of February, 2007.

Notary Public
My commission expires: 6-14-08

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Address of New Owner:	Send Tax Bills to:	Tax-Information
Christine Callaghan 1405 Litton Avenue Nashville TN 37216	Same as new owner	72-10-0-049

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Christine Callaghan and Brendan Callaghan**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being described as follows:

Being Lot Nos. 4 and 5 on the Preliminary Plat of the Subdivision of Lot Nos. 25, 26. 27 28 and 29 on the Plan of Keller's Subdivision of the Maxey House Place, as of record in Book 421, Page 86, Register's Office for said County, and a tract of 6 acres and 158 poles not of record, described according to a survey made by Anderson & Gee, Surveyors, April 1946, as follows:

Beginning on the northerly margin of Lincoln Avenue, being the southeast corner of the property conveyed to Charles W. Mills by deed from Gordon Haliburton and wife, of record in Book 1554, Page 213, said Register's Office, being the corner of Lot Nos. 5 and 6; thence with the line between said two lots northwardly 200.4 feet to the southeast corner of Lots No. 7; thence with the southerly line of Lots Nos. 8 and 9 eastwardly 100 feet to the northwest corner of Lot No. 3; thence with the line between said Lots Nos. 3 and 4 southwardly 200.4 feet to the northerly margin of Litton Avenue, thence with same westwardly 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is all that property conveyed in Instrument No. 20061108-0139139, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Noble Properties, Inc, a Tennessee corporation, by Successor Trustees deed from Gordon D. Foster, successor trustee, dated 9-19-06, recorded 9-22-06, of record in Instrument No. 20060922-0117916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1405 Litton Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 15th day of February, 2007.

Noble Properties, Inc.

By:_____
Lane Wallace
Its President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Noble Properties, Inc., the within named bargainor, and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 15th day of February, 2007.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09