WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant Joy N. Crouch

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brendan P. Callaghan	New Owner	Map 082
1204 Firth Court		Group 12-0
Franklin, TN 37064		Parcel 083.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brendan P. Callaghan and wife, Christine M. Callaghan
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 21 on the Plan of the Neill S. Brown to East Nashville, as of record in Book 75, Page 50, Register's Office for Davidson County, Tennessee, and also of record in Plat Book 2, Page 100, of the Chancery Court described as follows:

Beginning at a point in the northeasterly margin of Neill Avenue at the intersection of the southeasterly line of a 15 foot alley, being the first alley northwest from Silverdene Place, formerly Ramsey or Georgia Street; thence northeasterly 195 feet to a point in the margin of another alley; thence with margin of said last mentioned alley, southeasterly 65 feet, more or less to a point; thence southwesterly 195 feet to the northeasterly margin of Neill Avenue; thence with the margin of the same northwesterly 65 feet to the beginning.

Being the same property conveyed to Leland D. Watts by Special Warranty Deed from Bank One National Association, as Trustee for CSFB MBS Series 2002-9, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact, of record in Instrument 20041229-0153784, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2, Page 100, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 109 Neill Ave., Nashville, TN 37206

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of March, 2007.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 03/30/07 10:05 2 pgs
Fees:13.00 Taxes:277.50
20070330-0038091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2007.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.