Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/07 14:15 3 pgs
Fees:18.00 Taxes:2318.05

20070423-0048085

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 626,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McNally (NAME)	SunTrust Mortgage Inc. (NAME)	MAP 130-04
4303 Estedwood Drive (ADDRESS)	P.O. Box 79041 (ADDRESS)	PARCEL 15
Nashvile, TN 37215 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	

FOR AND 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, Edward B. Caldwell and wife, Paige T. Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael McNally and wife, Patricia McNally

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 150 feet on the westerly margin of Esteswood Lane and extends back 253.61 feet on the northerly line and 253.95 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Edward B. Caldwell and wife, Paige T. Caldwell by deed from Christopher T. Hannon and wife, Jennifer O. Hannon of record in Instrument No. 20010530-0055788, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1090, page 98 and Book 1850, page 17, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, page 101, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4303 Esteswood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 20th day of April, 2007

Edward B. Caldwell

Paige T. Caldwell by Edward B. Caldwell Atty in Fact

Paige T. Caldwell by Edward B. Caldwell by Power of Attorney of record in Instrument No. 20070423-0048083 Register's Office for Davidson County, TN

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 Edward B. Caldwell

the bargainor _____, 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 at Nashville, Tennessee, this 20th day of April, 2007.

Commission expires 1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 20, 2007 before me personally appeared Edward B. Caldwell to me known to be the person who executed the foregoing instrument in behalf of Paige T. Caldwell and acknowledged that he executed same as the free act and deed of said Paige T. Caldwell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2007.

My Commission Expires:

1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.