PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/27/07 13:10 2 pgs
Fees:12.00 Taxes:0.00
20070427-0050498

W & I Ref:(dm) Title No: 48586
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley R. Callahan, Trustee of the Bradley R. Callahan Living Trust Joanna Garbarini Callahan, Trustee of the Joanna Garbarini Callahan Living Trust 1222 Carl Seyfert Memorial Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 14514005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane K. Bartley , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fifty percent (50%) undivided interest to Bradley R. Callahan and Joanna Garbarini Callahan, or their successors, as trustees of the Bradley R. Callahan Living Trust, dated November 3, 2003, as amended , and fifty percent (50%) undivided interest to Bradley R. Callahan and Joanna Garbarini Callahan, or their successors, as trustees of the Joanna Garbarini Callahan Living Trust dated November 3, 2003, as amended, as tenants in common with full power to sell, convey, mortgage, encumber or transfer the property without joinder of any beneficiary**. hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Galaxy Estates of record in Book 4175, page 77 Register's Office for said County.

Being the same property conveyed to John C. Beiter, III, and wife, Diane K. Bartley by deed from James M. Moore and wife, Penelope L. Moore of record in Doc. No. 20010601-0057333, said Register's Office. The said John C. Beiter, III, and Diane K. Bartley have since divorced. By Quitclaim Deed of record in Doc. No. 20051128-0142987 Register's Office for said County, John C. Beiter, III, conveyed his interest in subject property to Diane K. Bartley.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 77, said Register's Office, which Plan shows a minimum building setback lines to be determined by the City of Forest Hills and a 10 foot easement for public utility purposes along the rear line(s). Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7825, page 13, said Register's Office.

This is improved property, known as: 1222 Carl Seyfert Memorial Dr., Nashville, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 2007.

Diane K Bartley _____

Diane K. Bartley

State of TENNESSEE
County of DAVIDSON

On this 17th day of April, 2007 , before me the undersigned authority, personally appeared Diane K. Bartley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated to Tenn. Code Ann Section 67-4-409

_____
Affiant

Sworn and subscribed before me this the 17th day of April, 2007

_____
Notary Public

My Commission Expires: _____

JEFF FARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires December 13, 2009