THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***115,000.00.

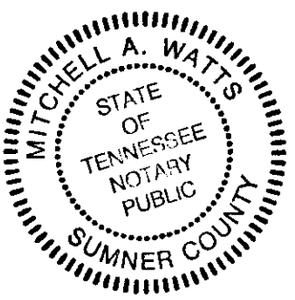
Brendan P Callaghan
Affiant

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

Mitchell A Watts
Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 06/20/07 12:56 2 pgs
Fees:13.00 Taxes:425.50
20070620-0073703



ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brendan P. Callaghan 1109 Granada Avenue Nashville, Tennessee 37206	Brendan P. Callaghan 1204 Firth Court Franklin, Tennessee 37067	MAP 083-01-0 PARCEL 373.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($***115,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Shannon Rose, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brendan P. Callaghan and wife, Christine 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 Lot No. 38 on the Plan of J.B. Hancock's East End Addition of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Shannon Rose, an unmarried person, by deed dated September 8, 2005, from The Heirs-at-Law of Stephanie Shrum of record as Instrument No. 20050922-0113882 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1109 Granada Avenue, Nashville, Tennessee 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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of J.B. Hancock's East End Addition of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of June, 2007.

Shannon Rose

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 Shannon Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2007.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY