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 $***66,000.00

Affiant

Subscribed and sworn to before me this 25th day of June, 2007.

Notary Public

My Commission Expires:
September 30, 2009

Davidson County DEEDWARR
Recvd: 07/02/07 13:25 2 pgs
Fees:13.00 Taxes:244.20
20070702-0078713

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Brendan P. Callaghan 1204 Firth Court Franklin, Tennessee 37067	SAME	MAP 071-16-0 PARCEL 245.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-Six Thousand AND 00/100 ($***66,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, Capital Bank & Trust Company, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 249 and the southerly 15 feet on Lot No. 250 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 249 and part of Lot No. 250 front together 45 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING the same conveyed to Capital Bank & Trust Company from Amy Smith, Trustee, by Substitute Trustee's Deed date May 1, 2007 of record as Instrument No. 20070502-0052229 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1209 North 7th Street Nashville, Tennessee 37207

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 in fee simple forever.

GRANTOR COVENANTS with the said GRANTEES that it 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. Any and all matters appearing on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements (including, but not limited to public utility easements), and zoning ordinances of record and other requirements imposed by any governmental authority.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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 claiming by, through or under Grantor but not further nor otherwise.

WITNESS my hand this 25th day of June 2007, the Grantor herein having caused its name to be signed hereto by its duly authorized officer on said day and date.

CAPITAL BANK & TRUST COMPANY

BY: _____
Mary Bennie Wilson,
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Bennie Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Vice President of Capital Bank & Trust Company, the within named bargainor, and that she as such Executive Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank as Executive Vice President.

WITNESS my hand and official seal this 25th day of June, 2007.

_____
Notary Public

My Commission Expires:

September 30, 2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY