THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Libby Brager

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/23/07 15:54 2 pgs
Fees:13.00 Taxes:1480.00
20071023-0125456

Address New Owner(s)
Derek F. Dineen
4517 Alcott Drive
Nashville, Tennessee 37215

Send Tax Bills To:
Derek F. Dineen
4400 Cadillac Ave.
Nashville, TN 37204

Map & Parcel Nos.:
132-09-0-088.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th day of September, 2007**, by and between **Laura L. Calhoun**, party of the first part, and **Derek F. Dineen**, party of the second part,

WITNESSETH: That for and in consideration of **FOUR HUNDRED THOUSAND AND 00/100 DOLLARS ($400,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No 23 of the Map showing subdivision of certain Lots in Oak Hill Subdivision No 1 of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Laura C. McClimans n/k/a Laura C. Calhoun from Jason D. McClimans by deed dated February 3, 2004, of record in Instrument No 20040203-001052 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Laura Calhoun

Laura L. Calhoun

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laura L. Calhoun** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **28th day of September, 2007**.

My commission expires: 9-25-10

Notary Public

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$400,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 28th **day of September, 2007**.

PROPERTY ADDRESS:
4400 Cadillac Avenue
Nashville, TN 37204

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

WD