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 $***103,000.00.

Brendan Callaghan by Christine M Callaghan attorney in fact

Affiant Christine M Callaghan

Davidson County DEEDWARR
Recvd: 11/09/07 11:45 2 pgs
Fees:13.00 Taxes:381.10
20071109-0132401

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 8th day of November, 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brendan Callaghan 1204 Firth Court Franklin, TN 37067	Brendan Callaghan 1204 Firth Court Franklin, TN 37067	MAP 082-13-0 PARCEL 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Three Thousand and 00/100 Dollars ($***103,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James Bellar, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brendan*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: *P. **M.

BEING part of Lot 183 in the Judge John McNairy Mansion House Tract, a plan of which is of record in the front Fly Leaf of Book 9, R.O.D.C., Tennessee, described as follows:

BEGINNING on the northerly margin of Jackson Street, 131.0 feet westerly from the westerly margin of 9th Avenue, North, formerly McLemore Street, being the S.W. corner of part of said lot conveyed by Andrew Turner Harman and wife to John Hall and wife by deed of record in Book 458, page 749, said Register's Office; thence with the northerly margin of Jackson Street, W. 32 ½ feet; thence at right angles, northerly about 129 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley, easterly 32 ½ feet to said Hall's N.W. corner; thence with his westerly line, southerly about 129 feet to the beginning.

BEING the same property conveyed to James Bellar by deed dated March 5, 2007, from Clarice Cain, unmarried, of record as Instrument no. 20070309-0029491 in the Register's Office for Davidson County, Tennessee.

This property is not nor has it ever been the residence of the Grantor, his spouse or any dependent of the Grantor.

This is improved property known as 908 Jackson Street, Nashville, Tennessee 37208.

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 he 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. Matters, if any, shown on the plan of the Judge John McNairy Mansion House Tract of record in front Fly Leaf of Book 9, 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 himself, his 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 8th day of November, 2007.

James Bellar

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 James Bellar, 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 this 8th day of November, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY