THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** 30x44 **Record & Return To:** **Gullett, Sanford, Robinson and Martin** **FTEC File No. 27277-12-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $531,000.00. Affiant Subscribed and sworn to before me this 28th day of December, 2007. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: H R Properties 6039 Robin Hill Road Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No. 11512003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Martin Flood, Jr., as Executor of the Estate of Frank Callari, deceased, and Charles Martin Flood, Jr., as Successor Trustee of the Callari Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H R Properties, a Tennessee General Partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6039 Robin Hill Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2007.

, as Executor of the

Charles Martin Flood, Jr., as Executor of the Estate of Frank Callari, deceased

, as Successor Trustee of the Callari Family Trust

Charles Martin Flood, Jr., as Successor Trustee of the Callari Family Trust

Estate of Frank Callari, deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Martin Flood, Jr., as Executor of the Estate of Frank Callari, 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, at office, this 28th day of December, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/28/07 16:03 2 pgs
Fees:13.00 Taxes:1964.70

20071228-0148597

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Martin Flood, Jr., as Successor Trustee of the Callari Family Trust, 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, at office, this 28th day of December, 2007.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Village, Section "E", as of record in Plat Book 2331, page 77, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frank Callari and wife, Kathleen W. Callari by deed dated September 16, 1966 from Kevin W. Fegan and wife, Hazel C. Fegan of record in Book 10193, page 471, Register's Office for Davidson County, Tennessee. Frank Callari and Kathleen W. Callari have since been divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 00D1336, dated September 29, 2000. Kathleen W. Callari has subsequently conveyed her interest in said property to Frank Callari by Quitclaim deed dated February 28, 2001 of record in Instrument No. 20010322-0027561, Register's Office for Davidson County, Tennessee. Frank Callari died on October 26, 2007. Pursuant to the terms of his will, of record in Docket No. 07-P-1816, Davidson County Probate Court Clerk's Office, subject property was devised to the Callari Family Trust. Letters of Testamentary were issued to Charles Martin Flood, Jr., who is also named as Successor Trustee of said Trust.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, page 77, Register's Office for Davidson County, Tennessee.