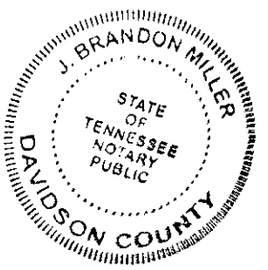
Davidson County DEEDWARR
Recvd: 04/11/08 15:58 2 pgs
Fees:13.00 Taxes:451.40
20080411-0037105

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

John L Barnes
Affiant

Subscribed and sworn to before me, this the 11th day of April, 2008.

J Brandon Miller
Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Robert Barnes, Jr.	New South Federal Savings Bank	Map: 90-08
635 James Avenue	210 Automation Way, MSN 49730	Parcel: 105
Nashville, TN 37209	Birmingham, AL 35210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDAN P. CALLAGHAN AND WIFE, CHRISTINE M. CALLAGHAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. BARNES,* UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN _DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* Aka John R Barnes, Jr.

Land in Davidson County, Tennessee, being Lot No. 23 on the Resubdivision of certain lots in the West Nashville Annex, of record in Book 332, page 24, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brendan P. Callaghan and wife Christine M. Callaghan by deed from Robert A. Castleman, Jr., William D. Castleman, Nancy Castleman Hiehle, Betty E. Castleman and Kimberly Castleman Halley, being the sole surviving heirs of Robert A. Castleman, Deceased and Gayle Castleman Nash, being the sole surviving heir of Edwin B. Castleman, Deceased, of record in Instrument 200505260059449, said Register's Office, dated May 24, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 635 James Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of April, 2008.

Brendan P. Callaghan signed by Christine M. Callaghan, his attorney-in-fact

Christine M. Callaghan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christine M. Callaghan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of April, 2008.

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2008, before me personally appeared Christine M. Callaghan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brendan P. Callaghan as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Brendan P. Callaghan.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY