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 $***64,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 07/30/08 08:48 2 pg
Fees:13.00 Taxes:236.80
20080730-0077691

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 29th day of July, 2008.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brendan P. Callaghan 1011 Park Run Lane Franklin, Tennessee 37067	Brendan P. Callaghan 1011 Park Run Lane Franklin, Tennessee 37067	MAP 061-11-0 PARCEL 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Four Thousand and 00/100 Dollars ($***64,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, William L. Frank and wife, Christine L. Frank, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Brendan P. Callaghan and wife, Christine M. 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 the west 19.5 feet front and 16.5 feet rear of Lot No. 30 and the east 30.5 feet front and 33.5 feet rear of Lot No. 31 on the Map of George W. Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract as of record in Book 421, page 178, in the Register's Office for Davidson County, Tennessee.

SAID parts of said lots front 50.0 feet on the southerly margin of Virginia Street and extend back on the easterly line 246.1 feet and on the westerly line 250.0 feet, more or less, to a dead line in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to William L. Frank and wife, Christine L. Frank, by deed dated March 16, 2005, from Robert K. Christofferson and wife, Joy D. Christofferson, of record as Instrument No. 20050412-0040645 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1002 Virginia Avenue, Nashville, Tennessee 37216.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees herein.

2. Matters, if any, shown on the Map of George W. Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract of record in Book 421, page 178, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 29th day of July, 2008.

William L. Frank

Christine L. Frank

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 William L. Frank and Christine L. Frank, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY