This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 071140
PARCEL: 101.00 & 120.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Calligan Family Limited Partnership
P.O. Box 100188
Nashville, TN 37224

Davidson County DEEDWARR
Recvd: 09/10/08 15:50 3 pgs
Fees:18.00 Taxes:173.90
20080910-0092807

WARRANTY DEED

THIS INDENTURE, made this 5th day of September, 2008 between

Maxine H. Chandler, unmarried

hereinafter referred to as **Grantor**, and

Calligan Family Limited Partnership

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 - 1315 Baptist World Center Drive
Being part of the Old Toll Gate Lot on the North side of Whites Creek Pike, described as follows: Beginning at a point in the center of said Pike 109 feet 2 inches Westerly from the Southeast corner of 47.7 feet to ground conveyed to J.B. Linder by W.G. Bush, of record in Book 411, Page 306, said Register's Office; thence N 29 deg. E, 227 feet, more or less, to the Southerly margin of a 10 foot alley; thence N 52 deg. W, 50 feet; thence S 29 deg. W, 235 feet, more or less, to the center of said Pike; thence with same, S 59 deg E, 50 feet to the beginning.

Tract 2 - 1322 Baptist World Center Drive
Being Lot No. 31 on the Plan of J.B. Haynies Gladstone plan, of record in Plat Book 161, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maxine H. Chandler, unmarried by Quitclaim Deed dated 8/15/96 from Edd W. Sells, unmarried of record in Book 10167, Page 599, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Maxine H Chandler by Brenda C Chandler Parish

Maxine H. Chandler by Brenda Chandler Parish, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of September 2008, before me personally appeared Brenda Chandler Parish to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Maxine H. Chandler and acknowledged that such person executed the same as the free act and deed of Maxine H. Chandler.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $47,000.00.

Brenda Parish
Affiant

Sworn to and subscribed before me, this 5 day of September, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009