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Realty T.H. Box 48A

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 $***149,900.00.

Affiant

Subscribed and sworn to before me this 26th day of September 2008.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 10/02/08 09:46 2 pgs
Fees:13.00 Taxes:554.63
20081002-0100070

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Michael D. Carey 8268 Ramstone Way Antioch, Tennessee 37013	Magna Bank P.O. Box 17257 Memphis, Tennessee 38187	MAP 182-06-0 A PARCEL 216.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($***149,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Brendan Callaghan, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Michael D. Carey, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 227 on the Final Plat, Old Hickory Hills, Phase Two – Section Three, of record as Instrument No. 20040420-0044507* in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. * amended in Instrument No. 20041021-0126628

BEING the same property conveyed to Brendan Callaghan by deed from Greenvale Construction, LLC, of record in Instrument No. 20041019-0125797, Register's Office for Davidson County, Tennessee, dated October 15, 2004.

Christine Callaghan, wife of Brendan Callaghan, joins in this conveyance to convey any interest that she may have in the subject property, particularly any marital interest.

This is improved property known as 8268 Ramstone Way, Antioch, Tennessee 37013.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, and has 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 the Grantee herein.

2. Matters, if any, shown on the Final Plat of Old Hickory Hills, Phase Two – Section Three of record as Instrument No. 20040420-0044507, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of September 2008.

Brendan Callaghan
(aka Brendan P. Callaghan)

By: Christine Callaghan,
Attorney in Fact

Christine Callaghan

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

WITNESS my hand and official seal this 26th day of Sept 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine 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 Callaghan (aka Brendan P. Callaghan), and acknowledged that she executed the same as the free act and deed of the said Brendan Callaghan.

WITNESS my hand and seal this 26th day of September 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY