THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28934-07-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $757,481.00. Affiant Subscribed and sworn to before me this 31st day of July, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires MAY 8, 2012

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
G. Edward Cassady, III Lynn S. Cassady 615 Woodleigh Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 117010A01400CO

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, **Marie Elaine C. McWilliams, Executrix of the Estate of James J. Callaway, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G. Edward Cassady, III and wife, Lynn S. Cassady** ("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 615 Woodleigh Drive, Nashville, TN 37215

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 31st day of July, 2009.

Marie Elaine C. McWilliams, Executrix

Marie Elaine C. McWilliams, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Marie Elaine C. McWilliams**, Executrix of the Estate of James J. Callaway, deceased personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires: _____

(SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090052443 DEEDWARR
Recvd: 08/03/09 15:00 2 pgs
Fees:13.00 Taxes:2802.68

20090803-0072569

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6-B on the Plan of First Revision Lot Six Site Plan Bowling Square Condominiums, of record in Plat Book 4660, page 44, revised in Plat Book 6200, page 94 and in Plat Book 8250, page 375, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bowling Square Homeowners Association, a horizontal property regime established by Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150, said Register's Office.

Being the same property conveyed to James J. Callaway and wife, Nan H. Callaway by Deed dated July 23, 2001 from Thomas J. Haile, III and wife, Devona B. Haile of record in Instrument No. 20010806-0083490, Register's Office for Davidson County, Tennessee. Nan H. Callaway died on August 20, 2004. James J. Callaway died on November 21, 2008, and by Will of record in Docket No. 08P-1940, Probate Court for Davidson County, TN, devised subject property to his Executor to be administered as part of his probate estate. Letters Testamentary were issued to Marie Elaine C. McWilliams.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bowling Square Homeowners Association, of record in Book 4724, page 753, amended in Book 4932, page 150, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4660, page 44, revised in Book 6200, page 94, and in Book 8250, page 375, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer service line of record in Book 5038, page 896, as assigned in Book 5043, page 239, Register's Office for Davidson County, Tennessee
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.