BILL GARRETT, Davidson County
Trans:T20100006531 DEEDWARR
Recvd: 02/02/10 15:04 2 pgs
Fees:13.00 Taxes:197.95
20100202-0008396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~JANUARY~~ February, 2010.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219 My Commission Expires 2013

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Calligan Family Partnership	Calligan Family Partnership	Map: 04313011100 Parcel:
(NAME) 13310 Coluccio Street	(NAME) 13310 Coluccio Street	Map: Parcel:
(ADDRESS) Venice, FL 34293	(ADDRESS) Venice, FL 34293	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NANCY SUTTON, CO-PERSONAL REPRESENTATIVE AND KRISTIE S. TAYLOR, CO-PERSONAL PRESENTATIVE OF THE ESTATE OF THOMAS E. STEWART

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CALLIGAN FAMILY PARTNERSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4, 5 and 6, as shown on the map entitled Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Stewart, Trustee with Full Power to Bargain, Sell, Convey, Mortgage, Lease or Otherwise Encumber without the Necessity of Joinder by any Beneficiary, by deed from David Adcock and Nellie Adcock, husband and wife, of record in Instrument No. 20010823-0091201, said Register's Office. The said Thomas E. Stewart died testate on April 6, 2009, holding all beneficial interest in said trust. The Estate of Thomas E. Stewart as probated as Case Number 09P-858, Probate Court for Davidson County, Tennessee. The court appointed Nancy Sutton and Kristie S. Taylor as personal representative and further declared the estate insolvent by order date December 3, 2009.

This is improved property known as 418 Old Hickory Blvd, Madison, Tennessee .

This conveyance is subject to the following:

1) Property taxes for the year 2010 are to be assumed by grantee.
2) Matters shown on the Plan of record in Book 843, page 44, said Register's Office.
3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4129, page 845, said Register' Office. (Lot 4)
4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4129, page 850, said Register's Office. (Lots 5 and 6)

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. We do covenant with said GRANTEES that 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 set out herein. We do further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of ~~January,~~ February 2010.

ESTATE OF THOMAS E. STEWART

Nancy Sutton, Co-Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Sutton, Co-Personal Representative, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 20th day of January, 2010.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

ESTATE OF THOMAS E. STEWART

Kristie S. Taylor, Co-Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristie S. Taylor, Co-Personal Representative, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 20th day of January, 2010.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013