BILL GARRETT, Davidson County
Trans:T20100024391 DEEDWARR
Recvd: 04/26/10 07:48 2 pgs
Fees:13.00 Taxes:370.00

20100426-0031025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $100,000.00 (One Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of April, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN (PUBLIC SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
DONALD ROBERT DOWNS 418 Old Hickory Boulevard Madison,TN 37115	Donald Downs 3033 Blackwood Drive Nashville, TN 37214	043-13-0-111.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, THE **THE CALLIGAN FAMILY PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DONALD ROBERT DOWNS**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot(s) 4-5-6, as shown on the map entitled Forest Park Subdivision, of record in Plat 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 CALLIGAN FAMILY PARTNERSHIP, by deed from NANCY SUTTON, CO-PERSONAL REPRESENTATIVE AND KRISTIE S. TAYLOR, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS E. STEWART, of record as Instrument No. 20100202-0008396, dated February 2, 2010, said Register's Office.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 418 OLD HICKORY BOULEVARD MADISON,TN37115

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

LTSR Number: GTE File: 2010

WITNESS, this 19th day of April, 2010

CALLIGAN FAMILY PARTNERSHIP

BY: _____

STATE OF FLORIDA)
COUNTY OF Florida)

On this 19th day of April, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. Cole Calligan, President, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath has acknowledged to be the President of **THE CALLIGAN FAMILY PARTNERSHIP**, the within named bargainor, a partnershzip, and that as such being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the partnership , by the said R. Cole Calligan, as such President.

Witness my hand and official seal on this the 19th day of April, 2010.

DEBRA KOPECKY
MY COMMISSION #DD613156
EXPIRES: NOV 08, 2010
Bonded through 1st State Insurance

Debra Kopecky
Notary Public

Commission Expires: Nov. 8, 2010

LTSR Number:

GTE File: 2010