THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29466-04-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 17th day of May, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Summer County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William D. Bradshaw, III and Caroline L. Bradshaw 607 Westover Drive Nashville, TN 37205	new owner	Map and Parcel No.: 13002003300

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, **Thomas H. Callaway and wife, Joyce E. Callaway**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William D. Bradshaw, III and wife, Caroline L. Bradshaw** ("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 607 Westover Drive, Nashville, TN 37205.

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 17th day of May, 2010.

Thomas H. Callaway

Joyce E. Callaway

BILL GARRETT, Davidson County
Trans: T20100030325 DEEDWARR
Recvd: 05/20/10 08:26 2 pgs
Fees: 13.00 Taxes: 2590.00
20100520-0038854

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas H. Callaway and Joyce E. Callaway**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2010.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 18 on the Plan of The Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Plat Book 421, page 116, Register's Office for said County, to which plan reference is made for a more complete description.

Said northerly part of Lot No. 18 fronts 75 feet on the westerly side of Westover Drive and runs back between parallel lines 200 feet, more or less, to a dead line.

Together with a Joint Driveway Agreement recorded in Book 9792, page 243, said Register's Office.

Being the same property conveyed to Thomas H. Callaway and wife, Joyce E. Callaway by deed dated December 22, 1995 from Steve Fridrich, unmarried of record in Book 9904, page 871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5321, page 431, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 116, Register's Office for Davidson County, Tennessee.
4. Joint Driveway Agreement of record in Book 9792, page 243, Register's Office for Davidson County, Tennessee.