This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2010-147

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) R. Cole Calligan	(NAME) Same as new owner	Map & Parcel # 04313002900
(STREET ADDRESS) PO Box 100188	(STREET ADDRESS)	Map & Parcel # 04313003000
(CITY) (STATE) (ZIP) Nashville TN 37224	(CITY) (STATE) (ZIP)	Map & Parcel # 04313003100

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **THOMAS G. SCOTT and REBECCA C. SCOTT, Trustees under the revocable SCOTT LIVING TRUST dated 9/3/97,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **R. COLE CALLIGAN, a married man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Thomas G. Scott and Rebecca C. Scott as Trustees under the revocable Scott Living Trust dated 9/3/97, by deeds of record in Instrument #20021127-0147250, and Instrument #200006230062876, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $49,500.00.

Subscribed and sworn to before me this the 15th day of December 2010.

My commission expires: 10/25/14

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

R. Cole Calligan
Affiant

Marjorie A Haines
Notary Public

This is unimproved property known as 522, 592 & 594 Old Hickory Blvd., Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 15th day of December, 2010.

THOMAS G. SCOTT and REBECCA C. SCOTT, Trustees under the revocable SCOTT LIVING TRUST dated 9/3/97

By: Thomas G. Scott Trustee
Thomas G. Scott, Trustee

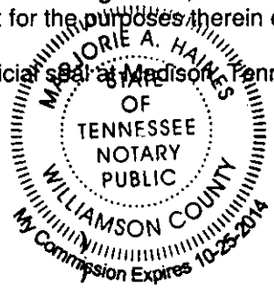
By: Rebecca C. Scott, Trustee
Rebecca C. Scott, Trustee

BILL GARRETT, Davidson County
Trans:T20100078907 DEEDWARR
Recvd: 12/15/10 12:16 3 pgs
Fees:18.00 Taxes:181.30
20101215-0099796

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in and for said County and State, **THOMAS G. SCOTT, Trustee under the revocable Scott Living Trust** ,with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 15th day of December, 2010.

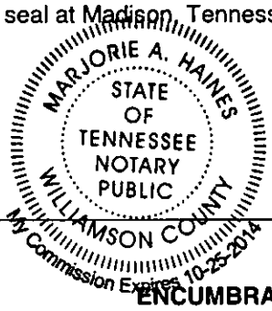


Marjorie A. Haines, Notary Public
My Commission Expires: 20/25/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **REBECCA C. SCOTT, Trustee under the revocable Scott Living Trust,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 15th day of December, 2010.



Marjorie A. Haines, Notary Public
My Commission Expires: 20/25/14

ENCUMBRANCES

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.

EXHIBIT A

TRACT I (Parcel 29):
Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Old Hickory Boulevard, formerly known as the New Larkin Spring Road, at B. P. Bixler's northwest corner; thence with the westerly line of said Bixler's land, South 38-1/2 deg. East 381 feet to a point 2 feet north of a fence post; thence South 81-1/2 deg. west 276 feet to a stake, southeast corner of lot conveyed to W. D. Pharris and Bettie Pharris to Benton M. Pharris by deed of record in Book 838, page 590, Register's Office for said County; thence with his east line North 8-1/2 deg. West 330 feet to the center of said New Larkin Spring Road; thence with the center of said road, North 81 1/2 deg. East 85 feet to the beginning.

TRACT 2 (Parcel 30):
Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 6 on the unrecorded map of C.N. Smith's property.

Said part of Lot No. 6 is described as beginning at a point in the southerly margin of Old Hickory Boulevard, 2.2 feet west on the common corner of Lot Nos. 5 and 6, being the northwest corner of the property conveyed to Winton Thompson by deed from C. N. Smith and wife of record in Book 1579, page 273, said Register's Office; thence along Thompson's westerly line, southerly 115 feet to the northerly margin of an alley; thence with the margin of said alley, westerly 64.2 feet to a point; thence northerly 38 deg. 12 min. West 132.4 feet to a concrete monument in the southerly margin of Old Hickory Boulevard; thence with the margin of the same easterly 129.8 feet to the beginning.

TRACT 3 (Parcel 31):
A certain tract or parcel of land lying and being in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the easterly 2.2 feet of Lot No. 6 and the westerly 2.2 feet of the northerly part of the alley adjacent to the westerly line of Lot No. 5 and the westerly 48.05 feet of Lot No. 5 of an unrecorded plan entitled "Plat of C.N. Smith's Subdivision", said parcel of land being described by metes and bounds as follows:

Beginning at an iron pin in the southern margin of Old Hickory Boulevard, 3,181.07 feet, more or less, easterly from the center line of Gallatin Road measured along the southern margin of Old Hickory Boulevard, and 129.8 feet, more or less, easterly from a concrete monument, the same being the northwest corner of the tract of which this property is a part; thence along the southerly margin of Old Hickory Boulevard 50.25 feet, more or less, easterly to an iron pin in the southern margin of Old Hickory Boulevard; thence southerly at right angles 135 feet, more or less, to an iron pin on the northerly margin of a 20 foot alley; thence westerly at right angles along the northern margin of said alley 50.25 feet, more or less, to an iron pin 2.2 feet beyond corner of said alley; thence northerly at right angles 135 feet, more or less, to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED