[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kurt Denny		Map/Parcel -
1577 Woodmont Blvd	NEW OWNER	142-3-27.00
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Estate of Lynn Curtis Calihan, Jr and Heidi Calihan Welch, devisee under the will of Lynn Curtis Calihan, Jr., deceased** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Kurt Denny** (The "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 365, WALNUT HILL MANOR, SECTION 1, as shown on plat of record in Plat Book 4460, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Petition as recorded on the 31st day of July, 2008 in Docket No. 08P-1233 (Still Open); Quitclaim Deed from Paul Barnett Calihan to Lynn Curtis Calihan, Jr. As recorded on the 27th day of August, 2001 in Instrument No. 20010827-0092012; Quitclaim Deed from Lynn Curtis Calihan to Paul Barnett Calihan as recorded on the 27th day of June, 2001 in Instrument No. 20010627-0067856; Quitclaim Deed from Heidi Michelle Calihan to L. Curtis Calihan as recorded on the 25th day of October, 1996 in Book 10237, Page 161; Quitclaim Deed from Suzanne A. Biggers, one and the same person as Suzanne A. Calihan, divorced and remarried to Heidi Calihan and Paul Barnett Calihan, as tenants in common with each other and with Lynn Curtis Calihan, Jr. As recorded on the 18th day of January, 1989 in Book 7753, Page 423 and Warranty Deed from Third National Bank in Nashville to Lynn Curtis Calihan, Jr. Et ux Suzanne A. Calihan as recorded on the 2nd day of February, 1978 in Book 5248, Page 712, Affidavit of Inheritance recorded at Instrument No. 20090618-0056909 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT HILL MANOR, SECTION 1, as recorded in Plat Book 4460, Page(s) 108, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4643, Page 946, Book 5057, Page 885, Book 5440, Page 138 and Book 5526, Page 322, said Register's Office.

This is improved property commonly known as: 505 Wagon Ct., Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20110023276 DEEDWARR
Recvd: 04/20/11 10:56 3 pgs
Fees:18.00 Taxes:499.50
20110420-0030437

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $135,000.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 14th day of April, 2011

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ____day of April, 2011.

Estate of Lynn Curtis Calihan, Jr.

By: _____

Its: ADMINISTRATOR AD LITEM

Heidi Calihan Welch

Heidi Calihan Welch

Dorothy T. Jarrett 4/14/2011

DOROTHY T. JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires 12/17/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael M. Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator of the Estate of Lynn Curtis Calihan, Jr., the within named bargainor, and that he as such Administrator, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Administrator.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2011.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 14th day of April, 2011, before me personally appeared Heidi Calihan Welch to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Dorothy T. Jarrett
Notary Public

My Commission Expires: 12-17-2013

DOROTHY T. JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY