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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$17,250.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1971

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert F. Callahan, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	04D-32024
243 Bonnacroft Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map-75-9
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par.-134

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, WE, Billy B. Jones et ux Dorothy R. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bert F. Callahan, Jr. et ux Darleen E. Callahan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 151 on the Plan of Hermitage Hills Subdivision of record in Book 2900, page 48, Register's office, Davidson County, Tennessee.

SAID Lot No. 151 fronts 88.0 feet on the northeast margin of Bonnacroft Drive and extends back 160.6 feet on the northwest line and 155.0 feet on the southeast line, to a dead line measuring 88.1 feet thereon.

THIS being the same property conveyed to Billy B. Jones et ux Dorothy R. Jones by deed of record in Book 3160, page 211, Register's office, Davidson County, Tennessee.

THIS conveyance is subject to the easements and setback line of record in Book 2900, page 48, Register's office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 243 Bonnacroft Drive, Hermitage, 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 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 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 hand s this 9th day of April, 1971

Billy B. Jones

Dorothy R. Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Billy B. Jones et ux Dorothy R. Jones

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April 19 71

Commission expires 11/26/73

Notary Public
Edward Seddon

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

BILLY B. JONES ET UX

DOROTHY R. JONES

TO

BERT F. CALLAHAN, JR. ET UX

DARLEEN E. CALLAHAN

B 10502

IDENTIF. REFERENCE

APR 9 12 12 PM '71

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

APR-9[illegible]	CONV	17,250.00				
APR-9[illegible] S'TAX			A*	44.72		
APR-9[illegible] PR'FEE			A*	.50		
APR-9[illegible]	W'DEED		A*	3.00	*	48.22