BOOK 4682 PAGE 367

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel F. Callahan, et ux	Same	
(NAME) 437 Westview Avenue	(NAME)	116-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	18 Pm
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)----------

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Dollars,

cash in hand paid to Charles Norris Nielsen by Daniel F. Callahan and wife, Mary Preston Callahan, and other good and valuable consideration, receipt of all of which is hereby acknowledged, I, Charles Norris Nielsen,

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel F. Callahan and wife, Mary Preston Callahan, their

certain real estate in Davidson County, Tennessee, as follows: *(successors) heirs and assigns,*

Land in Davidson County, Tennessee, being part of Lot No. 3 of Block No. 6 on the Plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

Beginning at the northwest corner of Glen Eden Drive and West View Avenue; thence with the westerly margin of said Avenue, northwardly 200 feet to the corner of Lots Nos. 3 and 4; thence westwardly 243 feet, more or less, to the easterly line of Lot No. 2, at a point 25 feet southerly from the southwest corner of Lot No. 4; thence with the easterly line of said Lot No. 2, southwardly 123 feet to the northerly margin of Glen Eden Drive; thence with said Drive, eastwardly 269 feet to the beginning.

Being the same property conveyed to Charles Norris Nielsen, by deed from Charles F. Zehnder, Jr. and wife, Catherine Patterson Zehnder, of record in Book 4171, page 462, Register's Office for Davidson County, Tennessee.

Britton H. Nielsen joins herein for the purpose of releasing any dower, homestead and any other interest she may have in the property conveyed hereby.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 20th day of February, 19 73

Affiant

My commission expires Jan. 29, 1977 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 437 Westview Avenue, Nashville
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Daniel F. Callahan and wife, Mary Preston Callahan, their

(successors),

heirs and assigns forever. Grantor *covenant* that he is *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 1973 taxes which have been prorated and assumed by Grantees.

Grantor *further covenant* and bind s himself, his *heirs and representatives, to warrant and forever defend the title to said real estate to said* Daniel F. Callahan and wife, Mary Preston Callahan, their

(successors) heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 20 day of Feb, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Britton H. Nielsen

Charles Norris Nielsen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lillian C. Ingram, *a Notary Public in and for said County and State,* Charles Norris Nielsen and wife, Britton H. Nielsen,

the within named bargainor... 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* 20th *day of* February, *19* 73.

Commission expires Jan. 29, 1977 Lillian C. Ingram *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

FEB21 73 CONV 58,000.00
FEB21 73 S'TAX A* 150.80
FEB21 73 PR'FEE A* .50
FEB21 73 W'DEED A* 4.00 * 155.30

WARRANTY DEED

FROM

Charles Norris Nielsen

TO

Daniel F. Callahan and wife,

Mary Preston Callahan

B 9 5 4 3 3

IDENTIF. REFERENCE

FEB 21 10 40 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201