This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 4742 PAGE 471 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1973

Notary Public

MY COMMISSION EXPIRES: 4-3-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Melville J. Callahan (NAME)	Fidelity Federal Savings & (NAME)	
and wife Loretta F. Callahan	Loan Association	
Lot 147 Sequoia Valley (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. North (STREET ADDRESS)	53-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Gene E. Tidwell and wife Bobbie J. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melville J. Callahan and wife Loretta F. 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:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot 147, Sequoia Valley Subdivision, Section 3, as of record in Book 4460, page 83, Register's Office for said County, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Sioux Terrace, being 101.1 feet from the intersection of Canton Pass, and the common corner of Lots 147 and 148; thence north 52 deg. 11 ' east 132.6 feet to a concrete monument; thence north 76 deg. 22' east 115.9 feet to a concrete monument; thence south 14 deg. 6' east 71.3 feet to an iron pin; thence south 56 deg. 56' west 214.6 feet to an iron pin in the easterly margin of Sioux Terrace; thence with said margin of said Terrace northerly 95.3 feet to the point of beginning.
BEING part of the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell by deed from Oliver H. Dale and wife, Claudine M. Dale and Robert W. Slate and wife, Ruth N. Slate, of record in Book 4638, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4598, page 384; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of recordin Book 4460, page 83, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 147 Sequoia Valley, Madison, Tennessee 37115
(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 hands this 29th day of August, 19 73

Gene E. Tidwell

Bobbie J. Tidwell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J. F. Bledsoe, a Notary Public in and for said County and State, the within named Gene E. Tidwell et ux Bobbie J. Tidwell

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 Madison, Tennessee, this 29th day of August 19 73

Commission expires 11-3-76

J. F. Bledsoe
Notary Public

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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ 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

01-021045-1

WARRANTY DEED

FROM

GENE E. TIDWELL ET UX

TO

MELVILLE J. CALLAHAN ET UX

C 22024

IDENTIF. REFERENCE

AUG 30 3 32 PM '73

FELIX Z. MILES REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

AUG 30 73	CONV	34,500.00			
AUG 30 73	S TAX		A*	89.70	
AUG 30 73	PR FEE		A*	.50	
AUG 30 73	W DEED		A*	4.00	* 94.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.