This Instrument Prepared By:
DAVID P. HERBERT
Gerale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5329 PAGE 396

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
65-161-2	Louise G. Johnson	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-66998	474 Westcrest Drive	PROPERTY IS XX ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG24 78	CONV	39,900.00			
AUG24 78	S'TAX		B*	103.74	
AUG24 78	PR'FEE		B*	.50	
AUG24 78	W'DEED		B*	4.00	* 108.24

Ann Marie Callahan and Thomas Foster Callahan

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Louise G. Johnson

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 13 on the Plan of McMurray Hills, as of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 75 feet on the northeasterly side of Westcrest Drive and runs back 359 feet, more or less, on the northwesterly line and 355.1 feet, more or less, on the southeasterly line, to the center of a drain and measures 75 feet, more or less, thereon.

BEING the same property conveyed to Helen A. Callahan and Ann Marie Callahan by deed from Atlas Construction Company, as of record in Book 4061, Page 383, Register's Office for Davidson County, Tennessee, the said Helen A. Callahan having sinced died and devising her one-half interest to Thomas Foster Callahan by will of record in Will Book 121, Page 20, County Court Clerk's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 3882, Page 846, said Register's Office.

This is to certify that Thomas Foster Callahan and Tommy Callahan is the one and same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of August, 19 78.

Ann Marie Callahan
Ann Marie Callahan

By Tommy Callahan
Tommy Callahan, attorney-in-fact
by Power of Attorney of record in Book 5180, Page 465, Register's Office for Davidson County, TN

Thomas Foster Callahan
Thomas Foster Callahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 22nd day of August, 1978, before me personally appeared Tommy Callahan, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Ann Marie Callahan, and acnkowledged that he executed the same as the free act and deed of the said Ann Marie Callahan.

Witness my hand and official seal at Nashville, Tennessee.

NOTARY PUBLIC

My commission expires: 4-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Foster Callahan the bargainor(s), 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 Nashville, Tennessee this, the 22nd day of August, 19 78.

My commission expires: 4-18-82

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Louise G. Johnson
Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM Ann Marie Callahan

TO Thomas Foster Callahan

TO Louise G. Johnson

E 8 4 8 0 5

IDENTIF. REFERENCE

AUG 24 2 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public