Instrument Prepared By:
D. R. HERBERT

Kelley, Herbert & Crawford
Floor, L & C Tower
[illegible], Tennessee 37219

BOOK 5477 PAGE 682

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-138	Ms. Karen J. Callahan	LIC Mortgage Co. P.O. Box 40 Austin, Texas 78767
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 390476
25W-775	5205 Nevada Avenue	PROPERTY IS ☒ 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 16, 1977, in the original sum of $22,950.00, payable to Tennessee Housing Development Agency, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Michael L. Rickenbaker and wife, Allison Faye Rickenbaker, to W. E. Cockrell, Jr., Trustee, as of record in Book 5235, page 321,

MICHAEL L. RICKENBAKER and wife, ALLISON FAYE RICKENBAKER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KAREN J. CALLAHAN

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 the westerly 60 feet of the easterly 150 feet of the northerly part of Block 15 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18.

Said property fronts 60 feet on the southerly margin of Nevada, formerly 3rd Avenue and extends back between parallel lines, 150 feet to the northerly margin of an alley.

Being the same property conveyed to Michael L. Rickenbaker and wife Allison Faye Rickenbacker, by deed from Harold B. LaFever and wife, Betty LaFever, as of record in Book 5235, page 319.

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 as shown above and 1979 taxes which Grantees assume and agree to pay

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 3rd day of August, 1979.

Michael L. Rickenbaker
Michael L. Rickenbaker

Allison Faye Rickenbaker
Allison Faye Rickenbaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named Michael L. Rickenbaker and wife, Allison Faye Rickenbaker 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, the 3rd day of August, 19 79.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1979

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

F. 4. 4. 4. 5. 6.

T
IDENTIF. REFERENCE

AUG 6 3 03 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
MICHAEL L. RICKENBAKER AND
WIFE

TO
KAREN J. CALLAHAN

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5477 PAGE 684

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40950.00- CO
106.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 112.84-
19610808/06/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 4. 5. 6.

IDENTIF. REFERENCE

AUG 6 3 03 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702535