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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 $ 4,900.00

William F. Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1979.

Evelyn J. Waterfield
Notary Public

MY COMMISSION EXPIRES: 11-3-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Albert J. Fox, Atty., #15 333 Gallatin Rd. S., Madison, Tn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Callahan, etux	Same	43-116
(NAME)	(NAME)	
112 Sandhurst Dr.	1214 London Bridge Rd.	Parcel 119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Madison, TN. 37115	11D 12685
(CITY) (STATE) (P. O. ZIP)	(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~~, I, Helen M. Stephens (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Callahan and wife Marie P. 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:

Lot No. 107 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances of any Governmental authority.

This being the same property conveyed to Helen M. Stephens as recorded in Book 4655, Page 137 Register's Office of Davidson County, Tennessee.

This conveyance subject to Grantees assuming the remaining payments and note balance due to Kingsway Greens of America, Inc. dated November 6, 1972. Said Note is secured by Installment Deed of Trust to Richard Dance, Trustee, being the same as recorded in Book 4655, Page 137, Register's Office of Davidson County, Tn.

This is unimproved ( ) improved (X) property, known as 112 Sandhurst Drive, 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 27th day of August, 1979

Helen Stephens GRANTOR

Marie P. Callahan

William F. Callahan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~Helen M. Ste~~ Evelyn J. Dangerfield, a Notary Public in and for said County and State, the within named Helen M. Stephens, William F. Callahan, Marie P. Callahan

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 27th day of August 1979

Commission expires 11-3-80

Evelyn J. Dangerfield
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) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

WARRANTY DEED

FROM

HELEN M. STEPHENS

TO

WILLIAM F. CALLAHAN, Etux.

F 48816

IDENTIF. REFERENCE

AUG 28 11 38 AM '79

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

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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
			4900.00- CO	
			12.74 CO TX	
			.50 PRFE	
			6.00 MDEED	
			CHECK	19.24-
7580A08/28/79			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 488 16

IDENTIF. T REFERENCE

AUG 28 11 38 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 707989