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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

James A Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 84

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Callahan (NAME)	Provident Mortgage Corporation (NAME)	MAP 72-4
1407 Jakes Avenue (STREET ADDRESS OR ROUTE NUMBER)	325 Plus Park Blvd., #205 (STREET ADDRESS)	PARCEL 8
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DZ-32380

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, Elizabeth D. Walls, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Callahan and wife, Vickie W. 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:

Being part of Lot No. 1 on the Plat of a Subdivision of Lots Nos. 5 and 6 of the East Nashville Golf Club Subdivision, as of record in Book 547, page 6, Register's Office for Davidson County, Tennessee.

BEGINNING at the northeast corner of Jakes Avenue and Golf Street (formerly Golf Club Road); thence with said Avenue northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots north 53-1/2 degrees east 141.6 feet, more or less, to the northwest corner of the property conveyed to Walter Young by deed from Louise C. Sandefur and husband, of record in Book 1788, page 529, said Register's Office; thence along a fence line southwardly 99.9 feet to the northerly margin of Golf Street; thence with said street south 53-1/2 degrees west 138.6 feet, more or less, to the beginning.

Being the same property conveyed to Thomas G. Walls, Jr. and wife, Elizabeth D. Walls by deed from Gordon Lee Groover, Sr. and wife, Kathryn L. Groover of record in Book 4925, page 840, Register's Office for Davidson County, Tennessee. The said Thomas G. Walls, Jr. having since deceased.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

11/33.90 CHECK

This is (unimproved ( ) improved (XX)) property, known as 1407 Jakes Avenue, Nashville, TN 37216
(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 my hand this 15th day of November, 19 84

x Elizabeth D. Walls
Elizabeth D. Walls

3190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth D. Walls

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1984.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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 (his oath) (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
Elizabeth D. Walls

TO
James A. Callahan
Vickie W. Callahan

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN
Nov 19 10 05 AM 1984
IDENTIFICATION REFERENCE

1.6.4.4.7.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
81904 11/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I- 6 4 4 4 7 -

IDENTIF. REFERENCE

Nov 19 10 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0086198