Prepared by: Ted A. Burkhalter, Attorney
Suite 303 110-29th Ave. North

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Callaghan	Veteran's Administration	072-02
NAME: 2144 Fairfax Ave.	NAME: 110 9th Avenue South	107
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 37203	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Four Thousand Eight Hundred Forty One and 27/100 ($54,841.27) *Dollars,*

BOOK 6628 PAGE 490

Ura Louise Calhoun, a single person, has

have this day bargained and sold, and do hereby transfer and convey unto the said Carl Callaghan, a single person, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, page 640 and 641, Register's Office for said County, to which plan reference is hereby made for a more particular description of said property.

This conveyance is made subject to the following:

1. 15 foot right-of-way easement for ingress and egress across the rear portion of Lot 45 as in the Deed to Jimmy A. Mercer and wife, Pearly J. Mercer of record in Book 6010, page 695, said Register's Office.
2. The survey of R.L. Montoya dated December 15, 1982 discloses that the concrete strip encroaches onto the private drive.
3. Deed of Trust of record in Book 6420, Page 315, said Register's Office, which grantee assumes and agrees to pay the debt secured thereby.

Being the same property conveyed to Grantor by deed from Ura Louise Calhoun dated October 31, 1984, or record in Book 6420, Page 312, of the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54841.27

Subscribed and sworn to before me, this the 1st day of August, 1985

Affiant Ted A Burkhalter

My commission expires My Commission Expires July 9, 1989 (Affix Seal)

Notary Public Kathy P. Burkhalter

unimproved( )
This is improved (X) property, known as 3618 Baxter Street (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Carl Callaghan, his *(successors), heirs and assigns forever,* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl Callaghan, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* on *this* 1st *day of* August *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ura Louise Calhoun

URA LOUISE CALHOUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, The undersigned *a Notary Public in and for said County and State,* Ura Louise Calhoun *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* August 85

Kathy P. Burkhalter *Notary Public*

Commission expires My Commission Expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____ *this* _____ *day of* _____ *19* _____

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Ura Louise Calhoun, unmarried

TO

Carl Callaghan, unmarried

Ted A. Burkhalter
Attorney At Law

Suite 303 Centennial Plaza
10 Twenty-Ninth Avenue North
Nashville, Tennessee 37203

(615) 329-3991

RUSH

IDENTIFICATION REFERENCE

27.970

AUG 12 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6628 PAGE 492

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54841.27- CAMT. 142.48 CSTAX .50 PRFEE 6.00 WDEED CHECK 140.98- 6703A08/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.9.7.0

IDENTIFICATION REFERENCE

AUG 12 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162679