BOOK 6969 PAGE 157

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$57,000.00 Mark E Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 1986.

W.S.K. Jr.
Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Escrow Company, 699 W. Main St., P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MARK EDWIN CALLAHAN (NAME)	CAMERON - BROWN COMPANY (NAME)	4D 33696
7027 Bonnamere Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS)	74-8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27609 (CITY) (STATE) (ZIP)	Par 1 Js

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, ANTHONY F. ZIMMERMANN, JOHN C. ZIMMERMANN and WILLIAM D. ZIMMERMANN, Heirs to the Estate of CHRISTIAN C. ZIMMERMANN, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK EDWIN CALLAHAN and wife, ROBIN H. 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:

LAND in Davidson County, Tennessee, being Lot No. 822 on the Map of HERMITAGE HILLS, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for said County.

SAID Lot No. 822 fronts 80 feet on the westerly margin of BONNAMERE DRIVE and runs back between lines measuring 150 feet on the northerly side and 150 feet on the southerly side to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Anthony Alfred Zimmermann and wife, Christian C. Zimmermann by deed from Herman Johnson and wife, Marie Johnson of record in Book 3642, Page 573, Register's Office for Davidson County, Tennessee; the said Anthony Alfred Zimmermann, who was one in the same person as Anthony A. Zimmermann, passed away on 9/5/78 in Rutherford County, Tennessee; the said Christian C. Zimmermann, who was one in the same person as Christian Cross Zimmermann, passed away on 10/27/85 in Davidson County, Tennessee, and by her Last Will and Testament, reference Probate Court of Davidson County, Tennessee, File No. 77402, devised said property to her three sons, Anthony F. Zimmermann, John C. Zimmermann and William D. Zimmermann.

THIS conveyance is subject to all restrictions and easements of record.

3 8 6 3 7

IDENTIFICATION REFERENCE

SEP 4 1 48 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

CHECK

09/04 #5..10

unimproved ( )
This is improved (X) property, known as 7027 Bonnamere Drive, Hermitage, TN 37076
(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 hand s this day of , 19

ANTHONY F. ZIMMERMANN: Anthony F Zimmermann

JOHN C. ZIMMERMANN: John C Zimmermann

8035

A-101 WILLIAM D. ZIMMERMANN: William D Zimmermann

STATE OF TENNESSEE }
COUNTY OF SUMNER }

BOOK 6969 PAGE 158

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named WILLIAM D. ZIMMERMANN

the bargainor, 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 Hendersonville, Tennessee, this 2nd day of September 1986

Commission expires 2/11/87

W.K. Georgas, JR.
Notary Public

STATE OF TENNESSEE }

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named JOHN C. ZIMMERMANN 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 Madison, Tennessee, this 3rd day of September, 1986.

My Commission Expires: 2/11/87

W. K. GEORGAS, JR. NOTARY PUBLIC

WARRANTY DEED

FROM HEIRS OF CHRISTIAN C. ZIMMERMANN, deceased

TO MARK EDWIN CALLAHAN, et ux

REGISTER, PLEASE RETURN TO:
American Escrow Company
P.O. Box 1733
Hendersonville, TN 37077

STATE OF KANSAS
COUNTY OF Leavenworth

Personally appeared before me, KATHLEEN M. THORNE, a Notary Public in and for said County and State, the within named ANTHONY F. ZIMMERMANN 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 423 Shawnee, Leavenworth, Kansas, this 25th day of August, 1986.

Kathleen M. Thorne
Notary Public

My Commission Expires: October 17, 1989

KATHLEEN M. THORNE
NOTARY PUBLIC
STATE OF KANSAS
My Commission Expires 10/17/89

(Seal)

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

RECEIVED OF _____

FOR _____

BOOK 6969 PAGE 159

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

57000.00 CAMT.
159.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.10
8036A09/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38637.

IDENTIFICATION REFERENCE

SEP 4 1 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290936