FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

James M. Keane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Keane (NAME)	Statesman Mortgage Company (NAME)	MAP 92-13
119 Postwood Place (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 44
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	11W-70430

FOR AND 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, E. Ron Calahan and wife, Diane R. Calahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Keane and wife, Cindy C. Keane

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. 4 in Block No. 8, in the Charlotte Park Companys 2nd Addition to Nashville, a plan of which is of record in Book 57, page 161, Register's Office for said County, and being also a Subdivision of Plummer Place of record in Book 161, page 39, said Register's Office. Said Lot No. 4 fronts 50 feet on the northerly side of Park Avenue, formerly First Street, and extends back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to E. Ron Calahan by deed from Willie Norris and wife, Dora Norris of record in Book 7704, page 660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

Diane R. Calahan, wife of E. Ron Calahan, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

93322

IDENTIFICATION REFERENCE

JAN 3 8 12 AM '90

DAVIDSON COUNTY, TN

9521 01/03 0101 03CHECK 320.50

unimproved ( )
This is improved (X) property, known as 3708 A & B Park Avenue, Nashville, Tennessee 37209
(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 29th day of December, 19 89

E. Ron Calahan

Diane R. Calahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Ron Calahan and wife, Diane R. Calahan

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1989

Commission expires 1-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

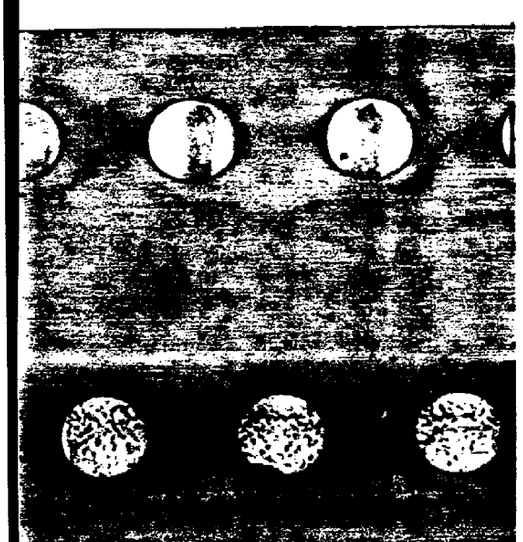
FROM
E. Ron Calahan and wife, Diane R. Calahan

TO
James M. Keane and wife, Cindy C. Keane

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 945

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	95000.00
CON TX	313.50
PRFEE	1.00
MIEED	6.00
TOTAL	320.50
CHECK	320.50

01/03/90 01 08:11 0001 9521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93322

IDENTIFICATION REFERENCE

JAN 3 8 12 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280679