96308. BOOK 8585 PAGE 435

ADDRESS NEW OWNER AS FOLLOWS:
Richard J. Callahan, II, et ux
111 Old Hickory Blvd., Apt. 131
Nashville, TN 37221

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
HERBERT R. RICH
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

MAR 27 12 49 PM '96

DAVIDSON COUNTY, TN

SEND TAX BILLS TO:
Same

MAP - PARCEL NUMBER:
131-01-H-13-C

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of fifty-five thousand and no one-hundredths Dollars ($55,000.00) and other good and valuable consideration paid by **RICHARD J. CALLAHAN, II,** and wife, **JENNIFER M. CALLAHAN,** (hereinafter referred to as "Grantees") to **JEROME L. ROSENBLUM** and **FRED YAZDIAN,** (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold, and do hereby transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase I and II Windemere, of record in Book 6900, Page 616, Register's Office for said County, to which Plan reference is here made for a more complete legal description.
>
> **BEING** part of the same property conveyed to Jerome L. Rosenblum and Fred Yazdian, by deed from Hobbs Corporation, a Tennessee corporation, of record in Book 8542, Page 748, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved land and, therefore, is not the usual place of residence of either of the grantors.

This is unimproved property known as Lot No. 13 Windemere, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantees, their heirs and assigns, forever.

AND the Grantors do hereby covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1992 property taxes, which have been prorated and assumed by Grantees; and (b) covenants, conditions, and restrictions contained in instrument of record in Book 6958, Page 576; Book 7173, Page 35; and Book 7495, Page 647, said Register's Office.

Grantors do further covenant and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF, Grantors have set their hands and seal, on this the 5th day of March, 1992.

JEROME L. ROSENBLUM

FRED YAZDIAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, HERBERT R. RICH, a Notary Public in and for said County and State, Jerome L. Rosenblum and Fred Yazdian, 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 Nashville, Tennessee, this 5th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 7-23-94.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is fifty-five thousand and no one-hundredths Dollars ($55,000.00).

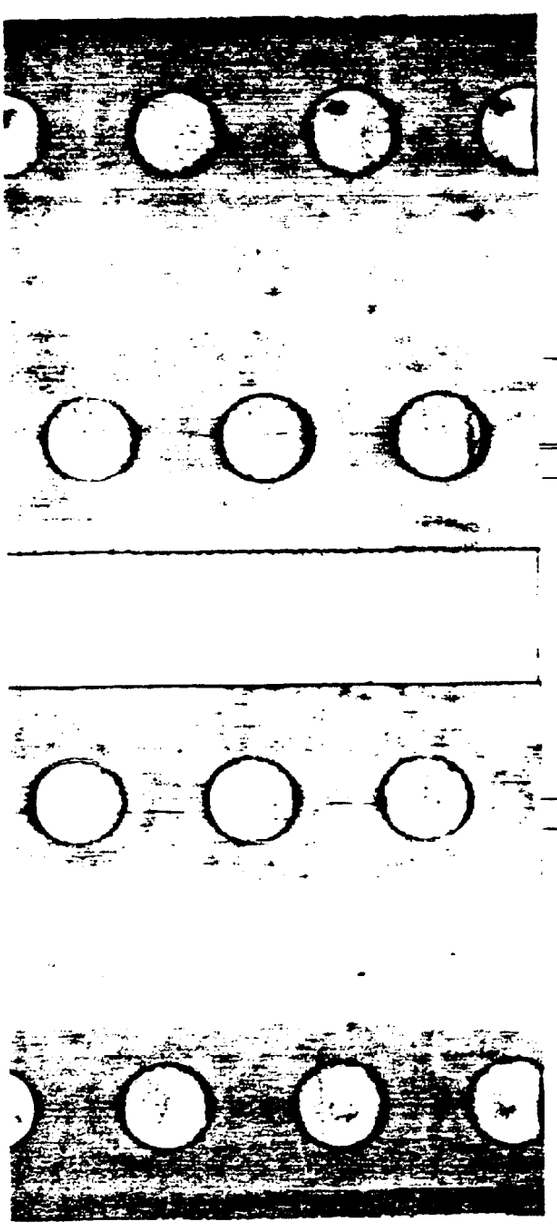
AFFIANT

Subscribed and sworn to before me, this the 16 day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 1-24-94.

3985 03/27/0101 03:CHECK
-240.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8585 PAGE 437

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
				CAMT 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 210.50
				CHECK 210.50
			03/27/92 01	12:49 0001 0985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96308

IDENTIFICATION REFERENCE

MAR 27 12 49 PM '92

DAVIDSON COUNTY, TN

No. 515359