BOOK 8915 PAGE 674

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 93

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES November 19, 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DWIGHT D. SESLER	FIRST INVESTMENT COMPANY	11D 90689
(NAME) 1249 SIOUX TERRACE	(NAME) P.O. BOX 749	53-5-7
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS) COLUMBUS, OHIO 43216	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, LORETTA F. CALLAHAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT D. SESLER AND WIFE, FAYE B. SESLER

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 THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 147, SEQUOIA VALLEY SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF SIOUX TERRACE, BEING 101.1 FEET FROM THE INTERSECTION OF CANTON PASS, AND THE COMMON CORNER OF LOTS 147 AND 148; THENCE NORTH 52 DEG. 11' EAST 132.6 FEET TO A CONCRETE MONUMENT; THENCE NORTH 76 DEG. 22' EAST 115.9 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 14 DEG. 6' EAST 71.3 FEET TO AN IRON PIN; THENCE SOUTH 56 DEG. 56' WEST 214.6 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF SIOUX TERRACE; THENCE WITH SAID MARGIN OF SAID TERRACE NORTHERLY 95.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MELVILLE J. CALLAHAN AND WIFE, LORETTA F. CALLAHAN BY DEED FROM GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, OF RECORD IN BOOK 4742, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MELVILLE J. CALLAHAN HAVING SINCE DIED ON JULY 11, 1991 IN DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved X / unimproved property, known as 1249 SIOUX TERRACE , MADISON , TN , 37115
(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 8th day of April, 19 93

~~LORETTA F. CALLAHAN, UNMARRIED:~~ Loretta F. Callahan

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me,
LORETTA F. CALLAHAN, UNMARRIED

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 1993

Commission expires November 19, 1994

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

GEORGAS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

LORETTA F. CALLAHAN, UNMARRIED

TO

DWIGHT D. SESLER AND WIFE,

FAYE B. SESLER

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

BOOK 8915 PAGE 675

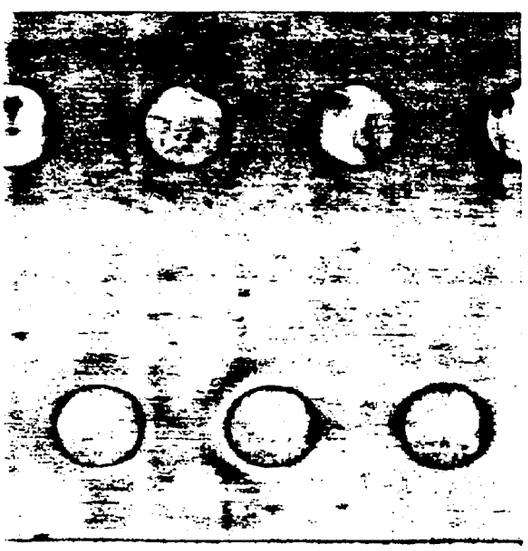
APR 14 8 29 AM '93

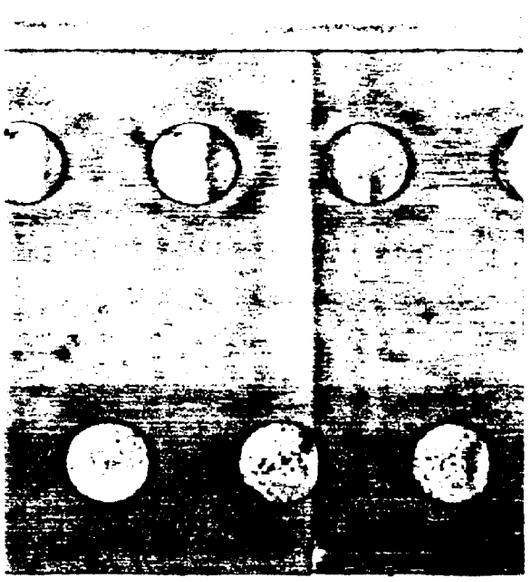
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE:

093709

317.95 5176 04/14 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 8915 PAGE 676

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 83500.00
				CON TX 308.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 317.95
				CHECK 317.95
04/14/93	01			08:29 0001 5176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09379

IDENTIFICATION REFERENCE

APR 14 8 29 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 639938