Mail

This instrument prepared by:
Richard A. Jones
EVANS, JONES & REYNOLDS
1810 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219-2424
(615)259-4685

WARRANTY DEED

Address/New Owner:	Send Tax Bills To:	Map/Parcel No.:
Jerry E. Evetts, and wife Dorothy L. Evetts	same	142-9F-737
737 General George Patton Road		
Nashville, TN 37221		

For and in consideration of the sum of One Hundred Three Thousand and 00/100 ($103,000.00) Dollars, cash in hand paid by Jerry E. Evetts and wife Dorothy L. Evetts (Grantees) the receipt of which is hereby acknowledged, Thomas F. Callahan and wife Jane M. Callahan (Grantors) have bargained and sold, and by these presents do transfer and convey unto the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Unit No. 737, together with Carport Designated No. 737-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road, and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in book 6900, pages 514-517, as amended in book 6900, page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in book 7417, page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to Thomas F. Callahan and wife Jane M. Callahan by Deed from Haury and Smith Contractors, Inc. of record in book 7717, page 677, Register's Office for Davidson County, Tennessee.

This is improved property known as 737 General George Patton Road, Nashville, Tennessee 37221.

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 Grantors do covenant with the said Grantees that they are lawfully seized and

possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for:

(1) 1993 taxes that have been prorated and assumed by the Grantees.

(2) Matters shown on the plan of record in book 6900, pages 514-517, and book 6900, pages 654-657, said Register's Office.

(3) Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in book 7389, page 924, said Register's Office.

(4) The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section VIII, Phase II, of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7417, page 413, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

26434

IDENTIFICATION REFERENCE

JUN 3 2 17 PM '93

ELIA 2. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Witness our hands this 22 day of June 1993.

Thomas F. Callahan

Jane M. Callahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual of consideration or value whichever is greater, for this transfer is $103,000.00.

Affiant

Subscribed and sworn to before me, this 22 day of June 1993.

Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard A. Jones, a Notary Public in and for said county and state, the within named Thomas F. Callahan and wife Jane M. Callahan, the bargainors, 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 22 day of June 1993.

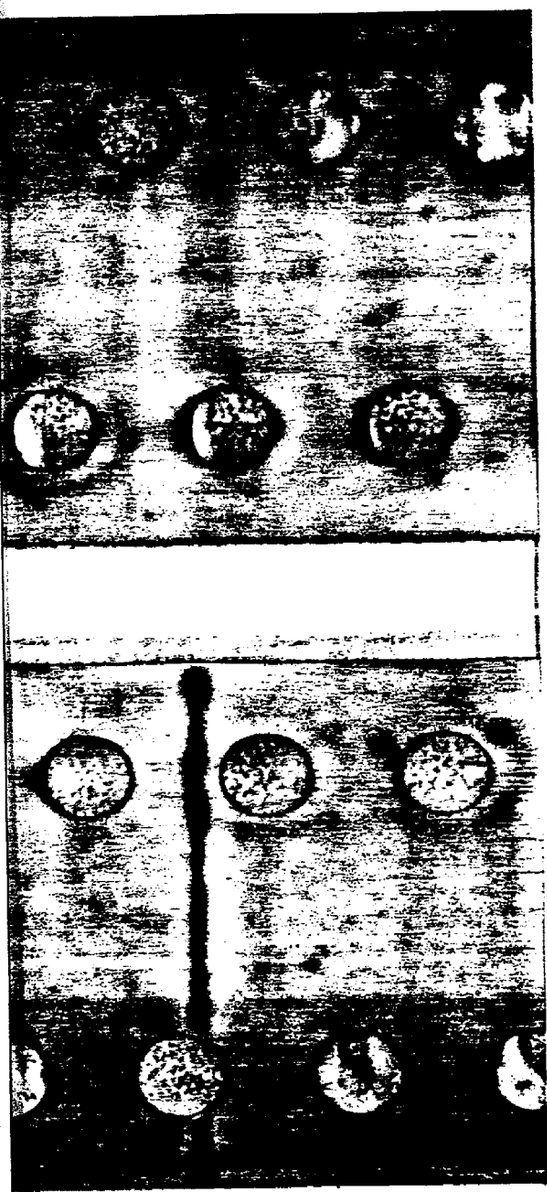
Notary Public

My Commission Expires: 3-25-95

221300kd.005

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3252 06/03 0101 03CHECK 394.10



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

RECEIVED OF _____

FOR _____

BOOK 8970 PAGE 241

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
				103000.00
				CON TX 381.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 394.10
				CHECK 394.10
06/03/93	01			14:17 0001 3252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.6.4 3 4

IDENTIFI REFERENCE:

JUN 3 2 17 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658599