File 11675 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8978 PAGE 567

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID D. HAGAMAN	NORWEST MORTGAGE, INC.	Map 131-1-H
306 Windemere Woods Drive (NAME)	P. O. Box 31728 (NAME)	Parcel 13
Nashville, Tennessee 37215 (STREET ADDRESS OR ROUTE NUMBER)	Charlotte, North Carolina 28231 (STREET ADDRESS)	F.B. 7DA92606
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, RICHARD J. CALLAHAN, II AND WIFE, JENNIFER M. CALLAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID D. HAGAMAN AND WIFE, MARTHA H. HAGAMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 13 on the Plan of (Revised) Phase I and II Windemere, as of record in Plat Book 6900, page 616, amended in Book 7805, page 49, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard J. Callahan, II and wife, Jennifer M. Callahan by deed from Jerome L. Rosenblum and Fred Yazdian of record in Book 8585, page 435, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 6958, page 576, amended in Book 7173, page 35, and in Book 7495, page 647; (3) Amendment to the charter of record in Book 8062, page 592; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 616, amended in Book 7805, page 49, said Register's Office.

291.93

IDENTIFICATION REFERENCE

JUN 11 9 09 AM '93

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 306 Windemere Woods Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of May, 19 93

Richard J. Callahan II, by Jennifer M. Callahan, Attorney In Fact
RICHARD J. CALLAHAN, II

Jennifer M. Callahan
JENNIFER M. CALLAHAN

BOOK 8978 PAGE 568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER M. CALLAHAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of June, 19 93.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer M. Callahan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Richard J. Callahan, II, the maker, and is authorized by Richard J. Callahan, II, to execute this instrument on his behalf.

Witness my hand at office, this 1st day of June, 1993.

My commission ex pires:
March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 1993.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

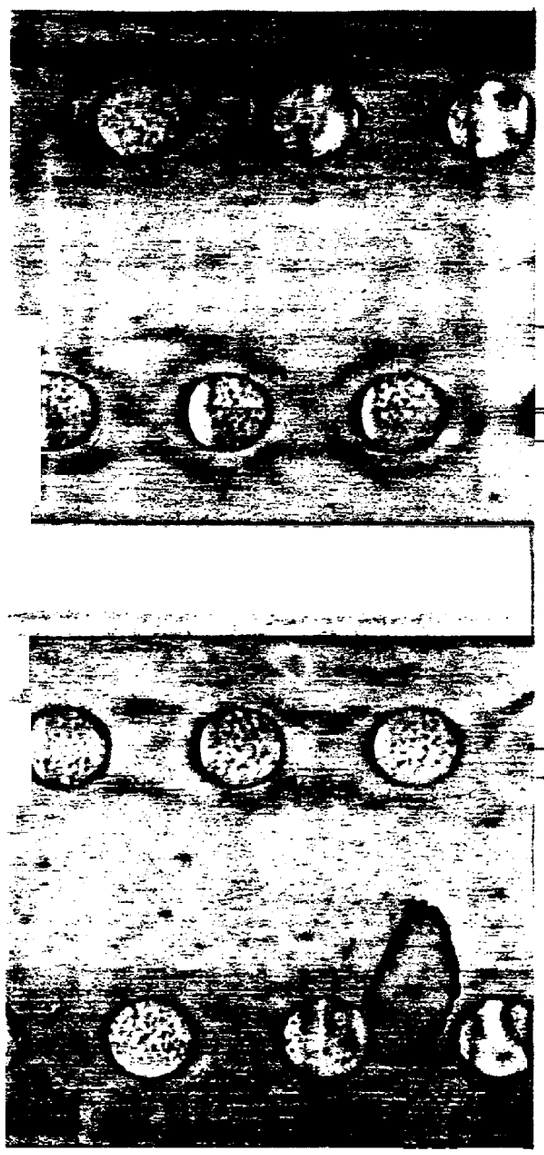
WARRANTY DEED

FROM RICHARD J. CALLAHAN, II AND WIFE, JENNIFER M. CALLAHAN

TO DAVID D. HAGAMAN AND WIFE, MARTHA H. HAGAMAN

63300 06/11 0101 03CHECK 802.65

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8978 PAGE 569

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 214500.00
				CON TX 793.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 802.65
				CHECK 802.65
			06/11/93 01	09:09 0001 6300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2911.93

IDENTIFICATION REFERENCE

JUN 11 9 08 AM '93

FELIX Z. WILSON II REGIS...
DAVIDSON COUNTY, TN

No. 661599