BOOK 9415 PAGE 785

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES July 20 1996
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY LINDA S. HARRIS

**THIS INSTRUMENT WAS PREPARED BY:**
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kyle J. Callahan | NationsBanc Mortgage Corporation | 155-8C |
| (NAME) | (NAME) | |
| 1108 Deerhurst Court | P.O. Box 630005 | 145CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Dallas, TX 75263-0005 | 9D 80391 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Lee Chira and William C. Demetree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle J. Callahan and wife, Diane J. Callahan

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 145 on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339-347, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee Chira and William C. Demetree by deed from Lee Chira, Trustee for Nashville Properties Partnership of record in Book 9132, page 613, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648 and Book 7964, page 33, said Register's Office.

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

74032

CERTIFIED AS CORRECT REFERENCE

94 JUL 25 AM 8:09

REGISTER DAVIDSON COUNTY, TN.

0106 07/25 0101 03CHECK 547.72

unimproved ( )
This is improved ( X ) property, known as 1108 Deerhurst Court, Nashville, TN 37221
(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 13th day of July 19 94

Lee Chira by Linda Gardner Letters in Fact

William C. Demetree by Linda Gardner Letters in Fact

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 Lee Chira and William C. Demetree

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 Brentwood, Tennessee, this 13th day of July, 19 94.

Commission expires July 27, 1996

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

**STATE OF TENNESSEE**
**Davidson County**

**On this** 13th **day of** July **, 19** 94**, personally appeared before me,** Linda J. Knudsen **,**

**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 "attorney-in-fact" of** Lee Chira and William C. Demetree

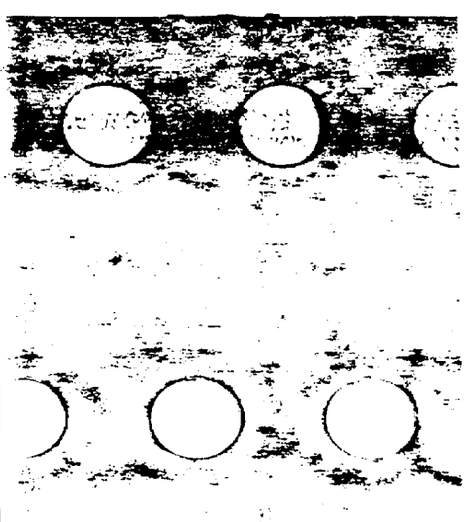
**and is authorized by them to execute this instrument on their behalf, as their free act and deed.**

**Witness my hand, at office, this** 13th **day of** July **, 19** 94.

DAVIDSON COUNTY TENN. LINDA S. HARRIS NOTARY PUBLIC AT LARGE

**Notary Public**

**My commission expires:** 7/27/96



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

RECEIVED OF _____

FOR _____

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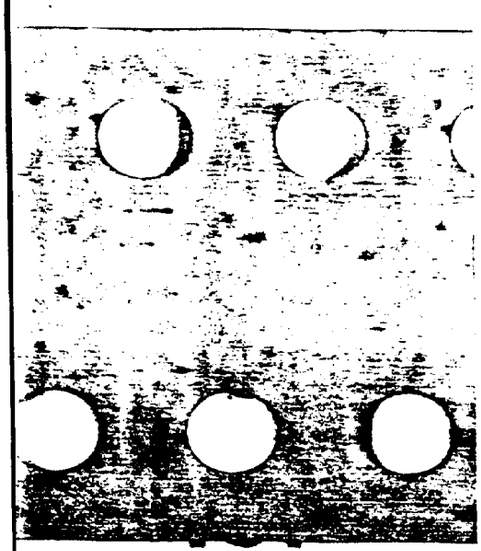
| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 145625.00
CON TX 538.72
PRFEE 1.00
WDEED 8.00
TOTAL 547.72
CHECK 547.72

07/25/94 01 02:09 0001 0106

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



74032
IDENTIFICATION REFERENCE

94 JUL 25 AM 6:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 816673