BOOK 9842 PG 667

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

33951

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF October, 19 95

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 98

ALAN L. SATUCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James P. Callahan (NAME)	First American National Bank (NAME)	119-14-9
257 Collier Avenue (ADDRESS)	First American Center (ADDRESS)	6DA-32073
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Ted Fairchild

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Callahan and wife, Martina M. 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 No. 26 and the west 15 feet of Lot No. 25 Woodbine Courts Subdivision, Part 2, unrecorded.

Said Lot 26 and part of Lot 25 front together 90 feet on the south side of Collier Avenue and run back between parallel lines 155.5 feet to a dead line in the rear.

Subject to easement for public utility purposes of 12 1/2 feet along the south line of captioned property and a building setback line restriction of 35 feet from Collier Avenue, shown on the unrecorded plan of Woodbine Courts, Part 2, Block E.

BEING the same property conveyed to Ted Fairchild by deed from Waldine V. Alessio of record in Book 7095, Page 695, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 257 Collier Avenue, Nashville, TN 37211 [illegible] 210.52
(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 25th day of October, 19 95

Ted Fairchild, by Marion F. Langley, attorney in fact.
Ted Fairchild

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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 Ted Fairchild

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 25th day of October 19 95

Commission expires _____

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
County of Davidson

On this the 25th day of October, 1995, before me personally appeared Maxine F. Langley to me known to be the person who executed the foregoing instrument in behalf of Ted Fairchild as his Attorney in Fact, and acknowledged the Maxine F. Langley executed the same as the free act and deed of the said Ted Fairchild.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1995.

ALAN L. BATTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/29/98

0117387
IDENTIFICATION REFERENCE

95 OCT 30 PM 2:57
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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

AMT 65000.00
CONV TX 251.50
PRFEE 1.00
MISC 3.00
TOTAL 260.50
CHECK 260.50
RECEIPT OL 11/30 0001 2345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117387
ITEM/REFERENCE

95 OCT 30 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971002