0195900

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

10096 274
96 JUN 24 PM 1:44
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (PWJr/mn) Title No: 37785
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carolyn W. Callighan John A. Callighan, III 116 Clydelan Court Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-09-70, 7DZ 31680

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Manuel R. Weiss and spouse, Brenda Tompkins-Weiss,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn W. Callighan and spouse, John A. Callighan, III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan Warner Court, Section II of record in Plat Book 2330, Page 124, Register's Office for said County.

SAID Lot No. 6 fronts 150.0 feet on the northeasterly margin of Clydelan Court and extends back between parallel line 200.00 feet to a dead line in the rear.

Being the same property conveyed to Manuel R. Weiss by deed from Warren E. Barcomb and wife, Mildred Allen Barcomb of record in Book 7865, Page 531, Register's Office for said County. By Quitclaim Deed of record in Book 7951, page 733, said Register's Office a tenancy by the entireties was created in Manuel R. Weiss and wife, Brenda Tompkins-Weiss.

This conveyance is subject to a sewer easement of record in Book 6290, Page 587, said Register's Office, and to all matters shown on the referenced subdivision Plan.

This instrument is executed on behalf of Brenda Tompkins-Weiss by Manuel R. Weiss as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 116 Clydelan Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10096 PG 275

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 1996.

Manuel R. Weiss

Brenda Tompkins-Weiss, By: Manuel R. Weiss, Atty-In-Fact

State of Tennessee
County of Davidson

On this 20th day of June, 1996, before me the undersigned authority, personally appeared **Manuel R. Weiss**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00

Affiant

Sworn and subscribed before me on the 20th day of June, 1996.

Notary Public

My Commission Expires: 1-25-97

CATHERINE M WOOD NOTARY PUBLIC

State of Tennessee
County of Davidson

BOOK 10096 PG 276

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Manuel R. Weiss**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Brenda Tompkins-Weiss**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on June 20, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Manuel R. Weiss and spouse, Brenda Tompkins-Weiss

TO: Carolyn W. Callighan and spouse, John A. Callighan, III

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Manuel R. Weiss, Affiant

Sworn to and subscribed before me

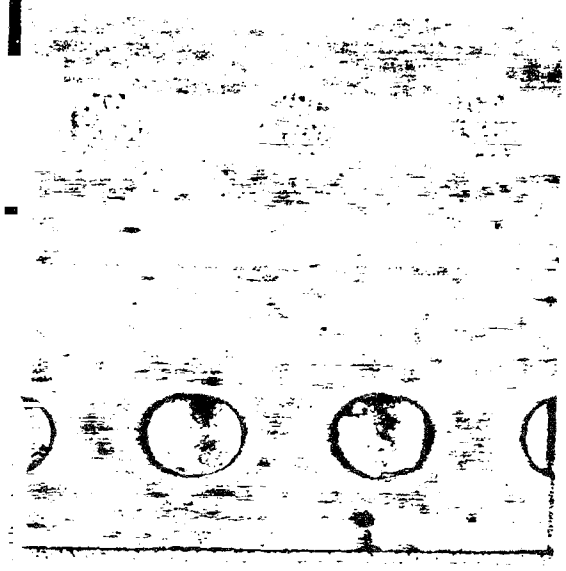
on June 20, 1996.

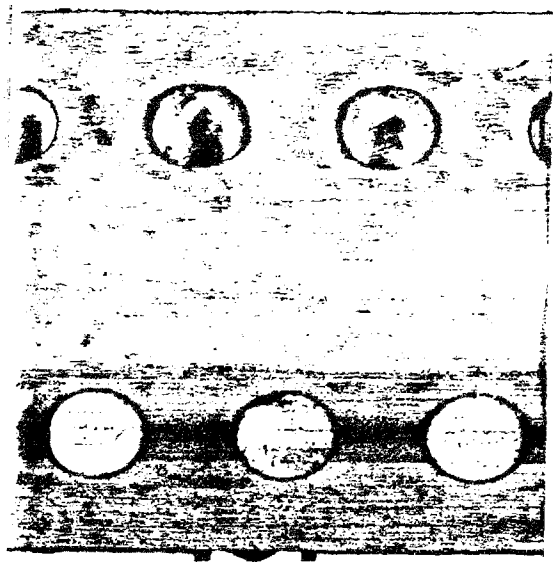
Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

1907 06/24 0101 03CHECK 927.00





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

RECEIVED OF _____

FOR _____

BOOK 10096 PG 277

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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	220000.00
			CON TX	814.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	827.00
			CHECK	827.00
06/24/96	01		13:48 0001	6907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195900
IDENTIF. # REFERENCE

96 JUN 24 PM 1:44

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

No. 1054686