AFTER RECORDING PLEASE RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
5409 MARYLAND WAY, SUITE 120
BRENTWOOD, TENNESSEE 37027
FILE #:00284118

35

This Instrument Was Prepared By:
Anderson & Jordan, P.A.
2323 Crestmoor Road
Nashville, TN 37215

BOOK 10610 PG 265

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **WAYNE A. REED and wife, DIANA E. REED and LAMAR H. BROWN and wife, PAMELA S. BROWN,** ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto **DIANE R. CALAHAN, married**, Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southeasterly 106 feet of Lot No. 7 and the northwesterly 64 feet of Lot No. 8 of Block "D" on the unrecorded Map of Hillwood Estates Subdivision of Blocks "B", "D" and "E" described according to a survey made by Z. J. Wilkinson, Surveyor, dated May 4, 1938, as follows:

Beginning on the northerly margin of Wilsonia Avenue, 24 feet east of the corner of Lots Nos. 6 and 7; thence northwardly 200 feet to the southerly margin of Lot No. 4; thence with the southerly line of Lots Nos. 3 and 4 and the northerly lines of Lots Nos. 7 and 8, eastwardly 170 feet to a point 66 feet west of the corner of Lots Nos. 8 and 9; thence southwardly 200 feet to the northerly margin of Wilsonia Avenue; thence with the northerly margin of said avenue, westwardly 170 feet to the beginning.

Being the same property conveyed to Wayne A. Reed, a married person and Lamar H. Brown, a married person by Special Warranty Deed of Bernadean Michaela McKelway and husband, Henry St. Clair McKelway, dated May 31, 1995, and of record in Book 9690, page 800. Register's Office of Davidson County, Tennessee.

This property is known as 204 Wilsonia Avenue, Nashville, TN .

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, and Grantee's successors and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

0348980
IDENTIF. & REFERENCE

97 SEP 16 AM 11:13
FELIX ... REGISTER
DAVID... COUNTY, TN.

K:\ATTY4\REED\DEED.WAR

WITNESS the signature of the Grantors this 12 day of September, 1997.

WAYNE A. REED

DIANA E. REED

LAMAR H. BROWN

PAMELA S. BROWN

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that WAYNE A. REED and LAMAR H. BROWN personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that he/she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 12 day of September 1997.

Notary Public

My Commission Expires: 1-27-2001

****

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that DIANA E. REED and PAMELA S. BROWN, personally appeared before me and are known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their free and voluntary act and deed and that he/she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 12 day of September 1997.

Notary Public

My Commission Expires: 1-27-2001

k:\aty4\reed\deed\war

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BOOK 10610 PG 267

Wayne Reed
Affiant

Subscribed and sworn to before me this 12 day of September, 1997.

W. William Davis
Notary Public

Commission Expiration: 1-27-2001

RETURN TO:

W. William Davis
Anderson & Jordan, PA
2323 Crestmoor Road
Nashville, TN 37215

SEND TAX BILLS TO:

CAVALRY BANKING
114 West College St.
Murfreesbor, TN 37130

PROPERTY ADDRESS:

204 Wilsonia Avenue
Nashville, TN

MAP PARCEL NUMBER
106-02-3

9091 09/16 0101 03CHECK 1234-09

k:\aty4\reed\deed\war

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10610 PG 268

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 330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 12.00
TOTAL 1234.00
CHECK 1234.00

09/12/97 [illegible] 1112 0001 9091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348980
IDENTIF. ↑ REFERENCE

97 SEP 16 AM 11:13

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

No. 1198521