WARRANTY DEED

BOOK 10640 PG 266

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan T. Yeaworth (NAME)	Monks Mortgage Corporation of (NAME)	MAP 129-12
6705 Highway 100 (ADDRESS)	222 South Main Avenue (ADDRESS)	PARCEL 132
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Fayetteville, TN 37334 (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, Thomas F. Callahan and wife, Jane M. Callahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan T. Yeaworth and wife, Judith W. Yeaworth

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. 31 on the Plan of Cheekwood Estates, as of record in Book 2663, page 103, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas F. Callahan and wife, Jane M. Callahan by deed from Gregory Gordon Vick and wife, Susan Moreland Vick of record in Book 9015, page 513, Register's Office for Davidson County, Tennessee.

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

03572 78
IDENTIF. & REFERENCE

97 OCT -8 PM 3:40
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7999 10/08 0101 03CHECK 634.30

unimproved ( )
This is improved (X) property, known as 6705 Highway 100, Nashville, TN 37205
(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 30th day of September 19 97

Thomas F. Callahan

Jane M. Callahan

266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10640 PG 267

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Callahan and wife, Jane M. Callahan

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 Nashville, Tennessee, this 30th day of September, 1997.

Commission expires April 22, 2001

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

Warranty Deed from Thomas F. Callahan and wife, Jane M. Callahan, to Jonathan T. Yeaworth and wife, Judith W. Yeaworth.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 10640 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 169000.00
CON TX 625.30
PRFEE 1.00
WDEED 8.00
TOTAL 634.30
CHECK 634.30

10/08/97 01 15:44 0001 7999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357278
IDENTIF. & REFERENCE

97 OCT -8 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1207333