WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $5,800.00.....

.....Fifty Eight Hundred.....**DOLLARS**

$1,100.00 paid in cash by Thomas E. Clayburn and wife, Lucy E. Clayburn, the receipt of which is hereby acknowledged, and for the remaining amount, the assuming of a Deed of Trust note, given by John L. Callis to the Bank of Goodlettsville, dated June 20-63, $1,00[illegible].00, due one year from date, with interest at the rate of 6% per annum, this note secured by the property hereinafter described, and the buyers execute their joint promissory note in the amount of $3,700.00, said note payable in monthly installments of $50.00 which includes interest & principal, said payments due beginning Aug. 29th, 1963, and like amount due on the same day of each succeeding month until the said note is paid in full, the failure to meet the payments when due making all other amounts due and payable, with a lien retained in the hereinafter described property to secure payment of same,

I, John L. Callis (Unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. Claburn and wife, Lucy E. Claburn, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land situated at Ridgetop in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and described as follows: Beginning at a point in the south margin of Highland Avenue at the northwest corner of a lot formerly owned by Tyler Calhoun and wife, now owned by J.M.Dickens, and runs thence south 57 deg. East 103 feet to a stake in said Dickens line; thence South 44½ deg. West 101½ feet to an oak stump; thence South 17½ deg. East 367 feet to a stake; thence South 42½ deg. West 146 feet to an oak tree; thence North 62½ deg. West 133½ feet to an oak tree; thence North 10-3/4 deg. West 175½ feet to an oak tree; thence North 32-3/4 deg. West 216½ feet to a stake in the South edge of said Avenue; thence along the south edge or margin of said Avenue North 52 deg. 25' East 333 feet to the beginning, containing 2.9 acres, more or less.

Being the same property conveyed to John L. Callis and wife, Bessie M. Callis, by deed from J.M.Dickens and wife, of record in Book 526, page 111, said Register's Office, the said Bessie M. Callis having since died.

1963 Taxes to be pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Claburn and wife, Lucy E. Claburn, their heirs and assigns, forever.

And I do covenant with the said Thomas E. Claburn and wife, Lucy E. Claburn that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, John L. Callis do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas E. Claburn and wife, Lucy E. Claburn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of July, 1963

John L Callis
John L. Callis.