BOOK 4163 PAGE 897

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Melvin Callis (NAME:)	Leonard Melvin Callis (NAME:)	Map 91-14
309 54th. Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	309 54th. Ave. No. (STREET ADDRESS)	Par 228
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Map 91-15 Par 12

For and in Consideration of the sum of

ten ($10.00) and no/100 - *DOLLARS*

cash in hand paid by Leonard Melvin Callis and wife Sara S. Callis and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Alma M. Maddox

have bargained and sold, and by these presents do transfer and convey unto the said Leonard Melvin Callis and wife Sara S. Callis

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

Land in the 8th Civil District of said County and State, and in the 5th Ward of the City of Nashville, described as follows:
Beginning at a stake on the west margin of the New County Road, 725 feet south of Charlotte Pike; running thence south 74½° west 775 feet to the center of Richland Creek; thence with the center of said creek, south 19½ ° east 56½ feet; thence north 74½° east 771 feet to said margin of said County Road; thence at right angles along said margin of said County Road, north 15½° west 56.3 feet to the beginning containing 1 acre more or less.
Being the same property conveyed to Alma M. Maddox by deed from J. F. Callis and wife of record in book 4113, page 177, Register's Office for said County.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

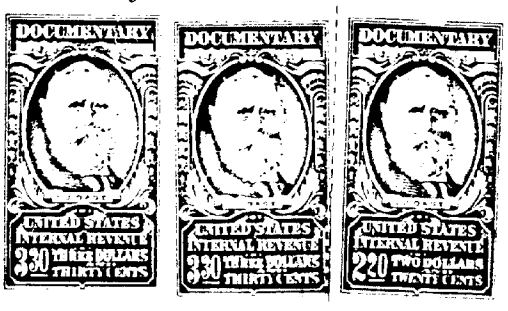
To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard Melvin Callis and wife Sara S. Callis

their *heirs and assigns, forever.*

And I *do covenant with the said* Leonard Melvin Callis and wife Sara S. Callis *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,* except taxes for the year 1967, which are prorated and assumed by grantees.

And I, Alma M. Maddox

do further covenant and bind myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leonard Melvin Callis and wife Sara S. Callis their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand* ~~~ *this* 21st *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Alma M. Maddox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Dixon, a Notary Public in and for said County and State, Alma M. Maddox

the within named bargainor , with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 19 67

H. B. Duncan, Notary Public

Commission expires January 21, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

AUG 22 1967

STATE TAX $ 1.00
PROBATE .50
TOTAL $ 1.50

PAID AUG 1967

WARRANTY DEED

FROM
Alma M. Maddox
TO
Leonard Melvin Callis, etux

85078

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 22 2 51 PM '67

NOTED BOOK 117 PAGE 174
RECORDING FEE $ 3.00
DEP. REG. m

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

mail Duncan Realty Co
2517 Charlotte Rd
37209