WARRANTY DEED

BOOK 4491 PAGE 839

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Minnie Belle Morgan	Same	124-8 355
(NAME)	(NAME)	
1618 16th Avenue South		22W 16660
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty One Thousand and no/100 ---------- ----------($21,000.00) ---------- *Dollars,*

cash in hand paid by Minnie Belle Morgan, the receipt of which is hereby acknowledged,

We, John H. Callis and wife, Euna L. Callis,

have this day bargained and sold, and do hereby transfer and convey unto the said Minnie Belle Morgan, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 4 and the southerly 5 feet of Lot No. 3 on the Plan of the Subdivision of Lot 60 in O. B. Hayes Large Lots, called "Rokeby" as of record in Book 161, page 133, Register's Office for said County. Said lot and part of said lot front together 55 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue and run back between lines, 145-1/2 feet to an alley.
Being the same property conveyed to Euna L. Callis, sole and separate estate, by deed from Glenna Callis Byrd, as of record in Book 2342, page 89, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 6 day of APRIL 1971

Affiant

My commission expires: 2-7-74 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 1618 16th Avenue South, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Minnie Belle Morgan, her *(successors), heirs and assigns forever.* We covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Minnie Belle Morgan, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 6th day of April, 1971 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:
Dave Rutherford, Attorney
Nashville Bank & Trust Bldg.
Nashville, Tennessee

John H. Callis
Euna L. Callis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel Burkhalter, *a Notary Public in and for said County and State,* John H. Callis and wife, Euna L. Callis,

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

Witness my hand and official seal at Nashville *Tennessee, this* 6th *day of* April, *19*71.

Mabel Burkhalter *Notary Public*

Commission expires May 6, 1972

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 .....

APR-7	CONV	21,000.00				
APR-7	S'TAX		A*	54.60		
APR-7	PR'FEE		A*	.50		
APR-7	W'DEED		A*	3.00	*	58.10

WARRANTY DEED

FROM
John H. Callis et ux.

TO
Minnie Belle Morgan

B 10250

IDENTIF. REFERENCE

APR 7 2 58 PM '71

FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail Deeper
1800 Adelaide Ave.