BOOK 4505 PAGE 59 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 19 71

Notary Public

MY COMMISSION EXPIRES: 1-29-73

(AFFIX SEAL)

File for Carney Box

THIS INSTRUMENT WAS PREPARED BY

James A. Carney	731 Stahlman Building	Nashville, Tenn. 37201
NAME	ADDRESS	

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Callis et ux (NAME)	Same (NAME)	Map 104-6
218 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 91
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W-17015

FOR AND IN 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, William L. Byrd and wife, Glenna Pearl Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Callis and wife, Euna Lee Callis, a life estate with a remainder interest in fee simple to Glenna Pearl Byrd, her heirs and assigns

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:

Being Lot No. 63 on the Plan of the Bransford Realty Company's West End Heights Plan or Subdivision as of record in Book 332, pages 124 and 125, R.O.D.C., Tennessee.

Said Lot No. 63 fronts 60 feet on the northerly side of Fairfax Avenue and extends back on the east line 200 feet, and on the west line 205 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to William L. Byrd and wife, Glenna Pearl Byrd by deed from John H. Callis and wife, Euna Lee Callis of record in Book 2087, page 424, R.O.D.C., Tennessee.

unimproved ( ) This is improved (X) property, known as 218 (House Number) Fairfax Avenue (Street) (P. O. Address) Nashville, Tenn. 37212 (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 on this 6th day of April, 1971

William L. Byrd

Glenna Pearl Byrd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named William L. Byrd and wife, Glenna Pearl Byrd

the bargainors, 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 1971

Commission expires 1-29-73

James A Carney
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
William L. Byrd et ux

TO
John H. Callis et ux et al

B 16208

IDENTIF. REFERENCE

MAY 25 3 35 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY25	CONV	15,000.00				
MAY25	S'TAX		A*	39.00		
MAY25	PB'FEE		A*	.50		
MAY25	W'DEED		A*	3.00	*	42.50