BOOK 4522 PAGE 653

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

# WARRANTY DEED

(CORPORATE FORM)

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs. Jno.A.Callis | Fidelity Federal Savings & | Map 136-7 |
| (NAME) | (NAME) Loan Assn. | |
| 100 Timber Ridge Drive | 401 Union Street | Par. 59 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | Pat |

*FOR AND IN CONSIDERATION of the sum of* ($10.00)- - - - - - - - - - - - - - - - - - - - - - - - - -

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

Cash in hand paid by John A. Callis and wife, Elaine N. Callis, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILHALL CORPORATION,

a Tennessee corporation *has bargained and sold, and does hereby transfer and convey unto the said*

JOHN A. CALLIS AND WIFE, ELAINE N. CALLIS,

their *(successors), heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Priest Lake Park, Section II, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which plan reference is here made for description.

Being property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book ____, page ___, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4317, page 17; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, pages 56, 57 and 58, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,750.00

Subscribed and sworn to before me, this the 21 day of July 19 71.

My commission expires: 4-30-75 (Affix Seal)

Affiant: John A. Callis

Notary Public: Jones D. Hildreth

unimproved ( )
This is improved (X) property, known as 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*

JOHN A. CALLIS AND WIFE, ELAINE N. CALLIS,

their *(successors),*

*heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said*

John A. Callis and wife, Elaine N. Callis,

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 21st *day of* July, 19 71, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By: Charles A. Kelly Jr.
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Before me,* James D. Huddleston *a Notary Public of the State and County aforesaid, personally appeared* Charles S. Wells, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Vice-President.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 21th *day of* July, *19* 71

James D. Huddleston
*Notary Public*

*Commission expires* My Commission Expires APRIL 30, 1975

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL 23 75 | CONV | 28,750.00 | | | | |
| JUL 23 75 | S'TAX | | A* | 74.62 | | |
| JUL 23 75 | PB'FEE | | A* | .50 | | |
| JUL 23 75 | W'DEED | | A* | 4.00 | * | 79.12 |

04-1835-O

**WARRANTY DEED**

FROM

PHILHALL CORPORATION

TO

JOHN A. CALLIS AND WIFE,

ELAINE N. CALLIS

B 24053

IDENTIF. REFERENCE

JUL 23 9 30 AM '71

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING