WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty Nashville, Tenn.

MAP 42-12
PAR. 7.
M.P.

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($27,500.00) DOLLARS, the receipt of which is hereby acknowledged, we, W. T. CALLOWAY and wife, ANNIE LAURIE CALLOWAY have bargained and sold, and by these presents do transfer and convey unto the said J. C. ELLER, ROBERT O. GOAD and JAMES R. McKINNEY, Trustees of and for B.P.O. Elks, Madison Lodge No. 2473 and their successor Trustees, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 4 on the Map of a subdivision of the Gee Lands, as of record in Book 332, page 4, Register's Office for said County, and described partly according to a copy of a survey made by Z. J. Wilkinson, Surveyor, December 27, 1938, as follows:
Beginning at a point in the north margin of Williams Avenue, extended, as dedicated in an instrument of record in Book 801, page 142, said Register's Office, 25 feet north of the south line of the original Lot No. 4, said point being in the west line of a 2.5 acre tract conveyed to W. W. Harbison and wife, by deed from John B. Robinson and wife, of record in Book 1082, page 569, said Register's Office, being 25 feet north of the original southwest corner of the said 2.5 acre tract and being the southeast corner of the land herein described; thence with the west line of said Harbison 2.5 acre tract, north 2° 45' east 678 feet more or less to the north line of said Lot No. 4; thence with the north line of said lot, north 87-1/4° west 166 feet to the northeast corner of a 3 acre tract conveyed to Elbert Helm and wife by deed of record in Book 1116, page 334, Register's Office for said County; thence with Helm's east line, south 2° 45' west 678 feet more or less to the north margin of Williams Avenue, Extended, as aforesaid; thence with the margin of said Avenue, south 87-1/4° east 166 feet to the beginning, containing 2.68 acres, more or less, save and except the south 25 feet of said 2.68 acre tract which has been taken for the location of Williams Avenue, which is not included in the above description but constitutes a part of said 2.68 acres, more or less.

Being the same property conveyed to W. T. Calloway and wife, Annie Laurie Calloway by deed from W. W. Harbison and wife, Addie Belle Harbison, of record in Book 2018, page 528, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. C. ELLER, ROBERT O. GOAD and JAMES R. McKINNEY, Trustees of and for B.P.O. Elks, Madison Lodge No. 2473 and their successor Trustees, representatives and assigns, forever.

Buyer: B.P.O. Elks - Ind Belle
P.O. Box #78 Same
Madison, Tenn

BOOK 1625 PAGE 759

And we do covenant with the said J. C. Eller, Robert O. Goad and James P. McKinney, Trustees of and for B.P.O. Elks, Madison Lodge No. 2473 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.

And we, W. T. Calloway and wife, Annie Laurie Calloway do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. C. Eller, Robert O. Goad and James R. McKinney, Trustees of and for B.P.O. Elks, Madison Lodge No. 2473, their successor Trustees, representatives and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 22 day of July, 1972.

T
IDENTIF. REFERENCE

AUG 7 4 05 PM '72
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

370498

W. T. CALLOWAY

Annie Laurie Calloway
ANNIE LAURIE CALLOWAY

AUG-72 CONV 27,500.00
AUG-72 S'TAX A* 71.50
AUG-72 PR'FEE A* .50
AUG-72 W'DEED A* 4.00 * 76.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. M. DRAPER a Notary Public in and for said County and State, the within named W. T. CALLOWAY and wife ANNIE LAURIE CALLOWAY, 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 Madison, Davidson County, Tennessee, this 22 day of July, 1972.

My Commission Expires:
Feb. 1, 1975.

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $27,500.00.

Affiant

SWORN TO AND SUBSCRIBED before me this 24th day of July, 1972.

Mrs Jacqueline C. Daube
Notary Public
My Commission Expires: 2-23-75