This instrument prepared by:
David C. Rutherford, Attorney
Nashville Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4820 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Callis et ux.	Same	
(NAME) 1410 Rosebank Avenue	(NAME)	84-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	21
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Five Hundred and no/100 ---------- ----------($18,500.00) ---------- Dollars,

of which $14,057.35 has been paid in cash by James R. Callis and wife, Francis A. Callis, the receipt of which is hereby acknowledged, and for the remainder the said James R. Callis and wife have assumed and agree to pay the unpaid balance of $4,442.65 of an original indebtedness of $5,000.00 secured by vendor's lien retained in deed of record in book 4742, page 46, Register's Office for Davidson County, Tennessee,

We, Joseph H. Rutherford and wife, Mary Call Rutherford,

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Callis and wife, Francis A. Callis, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R. F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, November 26, 1960, as follows:
Beginning at an iron pin in the west margin of Rosebank Avenue at the southeast corner of the property conveyed to the City of Nashville by E. S. Weaver and wife, by deed of record in book 2032, page 195, Register's Office for said County; thence along the south line of said property, north 88 degrees 30' west 180 feet to a bolt set in concrete; thence along the east line of the J. C. Barbour Property by Deed of Correction from E. S. Weaver and wife, of record in Book 3163, page 375, south 1 degree 30' west 108 feet to an iron pin, Barbour's new southeast corner; thence along a fence line, south 82 degrees 37' east 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, north 1 degree 30' east 130.5 feet to the beginning.

Being the same property conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed from Jack S. Kennedy and wife, Marjorie B. Kennedy, of record in Book 4742, page 46, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 16th day of May 19 74

Affiant Joseph H Rutherford

My commission expires: May 16, 1976 (Affix Seal)

Notary Public Mabel Burkhalter

This is unimproved ( ) improved (X) property, known as 1410 Rosebank Avenue, 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 James R. Callis and wife, Francis A. Callis, their (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., except as above set out, and by taxes for 1974 which are prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James R. Callis and wife, Francis A. Callis, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of May, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph H Rutherford

Mary Call Rutherford

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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, Joseph H. Rutherford and wife, Mary Call Rutherford,

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 16th day of May, 19 74.

Mabel Burkhalter Notary Public

Commission expires May 16, 1976

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.....

JUN-3 74	CONV	18,500.00				
JUN-3 74 S'TAX			A*	48.10		
JUN-3 74 PR'FEE			A*	.50		
JUN-3 74	W'DEED		A*	4.00	*	52.60

WARRANTY DEED

FROM
Joseph H. Rutherford et ux.

TO
James D. Callis et ux.

C 5 6 9 2 1

IDENTIF. REFERENCE

JUN 3 10 47 AM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238