BOOK 5125 PAGE 652 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

James R. Callis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 1977.

Judith Crabtree
Notary Public

MY COMMISSION EXPIRES: 9-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Callis, unmarried (NAME)	SAME (NAME)	15DA-37935
1410 Rosebank Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 84-1
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PAR. 21

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, James R. Callis and wife, Francis A. Callis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Callis, a single man,

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:

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 et ux, 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° 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° 30' West 108 feet to an iron pin, Barbour's new Southeast corner; thence along a fence line, South 82° 37' East 182 feet to an iron pin in the West margin of Rosebank Avenue; thence with said Avenue, North 1° 30' East 130.5 feet to the beginning.
BEING the same property conveyed James R. Callis and wife, Francis A. Callis, by deed from Joseph H. Rutherford et ux, of record in Book 4820, Page 987, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (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 s this 15th day of March, 19 77

James R Callis
James R. Callis

Francis A. Callis
Francis A. Callis

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Callis and wife, Francis A. Callis,

the 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 ~~Goodlettsville~~, Tennessee, this 15th day of March, 19~~77~~ 78

Commission expires 9-12-78

Judy P. Adkins
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
James R. Callis, et ux

TO
James D. Callis, a single man

D94300

IDENTIF Reference

MAR 18 9 45 AM '77

FELIX Z. WILSON II Register
DAVIDSON COUNTY TENN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 18 77	CONV	20,000.00			
MAR 18 77	S TAX		B*	52.00	
MAR 18 77	PR FEE		B*	.50	
MAR 18 77	W DEED		B*	4.00	* 56.50

Mail Bank of Commerce
Lawrenceville, Ga 30072

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