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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,200.00

James D Callis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 78

Mary Lue Fowler
Notary Public

MY COMMISSION EXPIRES: 12-5-79
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Callis (NAME)	same (NAME)	MAP 83-1
1410 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 264
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	27W-19500

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, Walter E. Clifton, a widower,

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:

BEING part of Lot No. 6 in the Division of the Estate of John Hobson, deceased, in the 11th, formerly the 18th, Civil District of said County, as of record in Minute Book "L", Page 363, Circuit Court for said County, described as follows:
BEGINNING on the southerly margin of Petway Avenue at a point 1023 feet east of the easterly margin of McFerrin Avenue, being the Northeast corner of the property conveyed to Virginia Odom by deed from Clifford W. Russell et ux, of record in Book 714, Page 750, Register's Office Davidson County, Tennessee; thence with her easterly line, southwardly 179 feet, more or less, to the northwest corner of the property conveyed to Ethel Wright by deed from Clifford W. Russell et ux, of record in Book 712, Page 239, Register's Office Davidson County, Tennessee; thence with said Wright's northerly line, eastwardly 64 feet to the easterly line of the property conveyed to Clifford W. Russell by deed from Lewis T. Baxter et ux of record in Book 647, Page 643, Register's Office Davidson County, Tennessee; thence with his easterly line, northwardly 179 feet, more or less, to the southerly margin of Petway Avenue; thence with the southerly margin of said Avenue, westwardly 64 feet to the beginning.
BEING the same property conveyed Walter E. Clifton and wife, by deed from James E. Abernathy et ux, of record in Book 4793, Page 144, Register's Office Davidson County, Tennessee; the said Jennie L. Clifton having since died.

1020 Petway Avenue, Madison, TN. 37115
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 29th day of April, 19 78

Walter E Clifton

WALTER E. CLIFTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter E. Clifton, a widower,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of April 19 78

Commission expires 9.12.78

Mary Ann Burks
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

Mail: Bank of Goodlettsville 37072

WARRANTY DEED

FROM Walter E. Clifton, a widower,

TO James D. Callis, unmarried

E 6397 5

IDENTIF. REFERENCE

MAY 8 9 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-8-78	CONV	*4,200.00			
MAY-8-78	S'TAX		B*	10.92	
MAY-8-78	PR'FEE		B*	.50	
MAY-8-78	W'DEED		B*	4.00	* 15.42