WARRANTY DEED

BOOK 5324 PAGE 439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 78

Notary Public

MY COMMISSION EXPIRES: 2-23-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TENN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VICTOR PAUL SOTO, et ux (NAME)	FIDELITY FEDERAL SAVINGS AND LOAN (NAME)	84-1
1410 ROSEBANK AVENUE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	Par 21 Ja
NASHVILLE, TENN. 37206 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	

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 D. CALLIS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICTOR PAUL SOTO and wife, JACKIE MARIE SOTO

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 R. F. Davis Subdivision, not of record, and described according to the copy of a survey made by Ralph W. C. Lambert, Surveyor, dated 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, said Register's Office; thence along the south line of said property N 80° 30' W 180' to a bolt set in concrete; thence along the east line of the J. C. Borbour property, by deed of correction from E. S. Weaver, et ux, of record in Book 3163, page 375, said Register's Office, S 1° 30' W 108' to an iron pin, Barbour new southeast corner; thence along a fence line S 82° 37' E 102' to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, N 1° 30' E 130.5' to the beginning.

Being the same property conveyed to James D. Callis by deed from James R. Callis and wife, Francis A. Callis, of record in Book 5125, page 652, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1410 ROSEBANK AVENUE, NASHVILLE, TN 37206
(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 my hand this 9th day of August, 19 78

James D. Callis

JAMES D. CALLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5324 PAGE 440

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Callis, unmarried

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 Nashville, Tennessee this 9th day of August, 1978

Commission Expires 2-23-81

Kathy Jo Baker
Notary Public

STATE OF
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 purpose 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

E 8 2 5 4 0

IDENTIF. REFERENCE

AUG 14 10 23 AM '78
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

AUG 14 78	CONV	35,500.00			
AUG 14 78	S'TAX		B*	92.30	
AUG 14 78	PR'FEE		B*	.50	
AUG 14 78	W'DEED		B*	4.00	* 96.80

WARRANTY DEED

FROM JAMES D. CALLIS, unmarried

TO VICTOR PAUL SOTO, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Abstracters and Title Insurance Agents Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York