BOOK 5585 PAGE 580 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 1980.

Notary Public

MY COMMISSION EXPIRES: April 6, 1980

(AFFIX SEAL)

This Insirument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Callis et ux. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	162-9-B
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 61
(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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. CALLIS AND WIFE, LULA G. CALLIS

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Townhouse No. 310, , on the Revised Sit Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, page 131, said Register's Office, to which plan reference is here made.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, Margaret Cole Delvin of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.

This is { } unimproved { } 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 its hand this 1st day of April, 1980

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins Jr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, BOOK 5585 PAGE 581, a Notary Public in and for said County and State, the within named

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

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, VIRGINIA SHOAN, a Notary Public within and for the State and County aforesaid, personally appeared LUNSFORD M. HOLLINS JR and with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President and respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(they)~~ (he) as such Vice President 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 LUNSFORD M. HOLLINS JR as such Vice President, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the day of April, 1980

My commission expires April 25, 1980

Virginia V. Shoan
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
John A. Callis and wife,
Lula G. Callis

F-83109

IDENTIF. REFERENCE

APR 1 3 46 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1082 04/01 130.00 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47500.00- CO
120.50 CO TX
.50 PRFEE
6.00 ADEED
CHECK 130.01-
1082A04/01/85 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83109

IDENTIF. REFERENCE

APR 1 3 46 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 750083