STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 4th day of May 19 84

Affiant

My commission expires: Jan. 19, 1986
(Affix Seal)

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

BOOK 6286 PAGE 455

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| James M. Beckham | same |
| 845 Bresslyn Road | |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, TN 37205 | |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP NO. 091-02-0 12W 23065 | PARCEL NO. 320.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, William E. Callis and wife, Lena Mae Callis

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James M. Beckham and wife, Deborah L. Beckham and Homer Lee Anderson and wife, Peggy J. Anderson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lots Nos. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee

Said Lots Nos. 1406 and 1408 adjoin and front 25 feet each on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to William E. Callis and wife, Lena Mae Callis by deed from Beulah Malone, a widow, recorded in Book 4509 at page 428, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of J. B. Woodin, recorded in Book 4509 page 430, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

I 20324

T IDENTIF. REFERENCE

MAY 7 10 57 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS • IMPROVED PROPERTY KNOWN AS 5503 California Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 4th day of May 19 84

William E. Callis

Lena Mae Callis

State of Tennessee
County of Davidson

BOOK 6286 PAGE 456

On this 4th day of May, 19 84, before me personally appeared Lena Mae Callis to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan. 19, 1986

Notary Public

Brent A. Campbell

State of Tennessee
County of Davidson

On this ____ day of May, 19 84, before me personally appeared William E. Callis to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

4-21-15

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 6286 PAGE 457

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 12000.00- CAMT. | |
| | | | 31.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 37.70- |
| | | | 4349A05/07/84 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 3 2 4

IDENTIF. REFERENCE

MAY 7 10 57 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33934