FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant RON DUHL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 1984.

Winnie Brown
Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID C. KIPP, JR., SUITE 1520, ONE COMMERCE PLACE, NASHVILLE, TN 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Duhl (NAME)	Same (NAME)	084-00-0007.00
436 Beech Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	084-00-0007.01
Madison Tn 37115 (CITY) (STATE) (P. O. ZIP)	(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~~ I, ROBERT M. CALLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RON DUHL

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:

TRACT 1: Land in Davidson County, Tennessee, being the southwest part of Lot No. 5 on the Map of the Subdivision of Lots Nos. 5, 6, 7 and 8, of the Caruthers Subdivision, as of record in Book 161, page 163, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Ewing Avenue, now Eastland Avenue, at the corner of Lots Nos. 5 and 6, thence with the easterly margin of Eastland Avenue, north 1° east 180 feet; thence north 89° east 361 feet; thence south 1/2° east 180 feet; thence north 89° east 361 feet; thence south 1/2° east 180 feet to the line between Lots Nos. 5 and 6; thence with the line between said lots, south 89° west 361 feet to the point of beginning.

Being the same property conveyed to Robert M. Callis by deed from Marion E. Hooper and wife, Minnie Irwin Hooper, of record in Book 3160, page 185, Register's Office for said County.

INCLUDED in the above description but expressly EXCLUDED therefrom is that property conveyed by Robert Marshall Callis to Verner M. Callis and wife, Buena Callis, of record in Book 3677, page 280, Register's Office for said County, described as follows:

Being the north part to the southwest part of Lot No. 5 on the Map of the Subdivision of Lots Nos. 5, 6, 7 and 8 of the Caruthers Subdivision, as of record in Book 361, page 163, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Ewing Avenue, now Eastland Avenue, at a point 90 feet northerly from the corner of Lots Nos. 5 and 6; thence with the easterly margin of Eastland Avenue, North 1/2° East 90 feet to a point; thence North 89° East 361 feet to a point; thence South 1/2° East 90 feet to a point; thence said point being 90 feet northerly from the line between Lots 5 and 6; thence parallel to and 90 feet north of said line, South 89° West 361 feet to the point of beginning.

(SEE ATTACHED CONTINUANCE OF DESCRIPTION)

This is unimproved (X) improved ( ) property, known as Lots A & B, 2718 Eastland Avenue, Nashville, Tennessee
(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 13th day of December, 1984

Robert M. Callis
ROBERT M. CALLIS

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 Robert M. Callis

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 19 84.

Winnie Bray
Notary Public

Commission Expires 7-17-88

NOTARY PUBLIC WINNIE BRAY LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
ROBERT M. CALLIS

TO
RON DUHL

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUANCE OF DESCRIPTION:

TRACT 2: Land in Davidson County, Tennessee, being the north part of the southwest part of Lot No. 5 on the Map of the Subdivision of Lots Nos. 5, 6, 7 and 8 of the Caruthers Subdivision, as of record in Book 361, page 163, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Ewing Avenue, now Eastland Avenue, at a point 90 feet northerly from the corner of Lots Nos. 5 and 6; thence with the easterly margin of Eastland Avenue, North 1/2° East 90 feet to a point; thence North 89° East 361 feet to a point; thence South 1/2° East 90 feet to a point; said point being 90 feet northerly from the line between Lots 5 and 6; thence parallel to and 90 feet north of said line, South 89° West 361 feet to the point of beginning.

Being the same property conveyed to Verner M. Callis and wife, Buena V. Callis, by deed from Robert Marshall Callis (unmarried) of record in Book 3677, page 280, said Register's Office. Verner M. Callis predeceased Buena V. Callis leaving said property vested in her. Buena V. Callis is now deceased and by holographic will dated December 19, 1979, and filed in unprobated file of Probate Court of Davidson County, Tennessee, on October 13, 1981, left said property to Robert M. Callis.

I 6 9 9 6 4

T
IDENTIF. REFERENCE

DEC 14 9 49 AM '84

REGISTER
DAVIDSON COUNTY, TN

3240 12/14 71.90- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			24000.00-	CAMT.
			62.40	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	71.90-
			6240A12/14/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 9 6 4

IDENTIF. REFERENCE

DEC 14 9 49 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 93064