B0418

DP2:TPTBK00117 01/17/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6494 PAGE 366

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Michael H. Clark 227 Second Ave., North Nashville, TN 37201	Same	93-8-32

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Benton Callis, Jr., Annie C. Roberts, Bessie Margaret Cole, Ethel Mack, and Donald Callis ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Michael H. Clark, ("Grantee"), his representatives, heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit A.

Said property is unencumbered except as follows:

1. 1985 Taxes, a lien, but not yet due and payable.

2. Agreement between Effie Nichols Callis and The Industrial Development of Metropolitan Government of Nashville and Davidson County, of record in Book 4227, page 878, said Register's Office.

To the extent the property description set forth in this Deed, on the attached Exhibit A, describes any real property not described in that Installment Deed of record in Book 1212, page 277, said Register's Office, Grantors quitclaim to Michael H. Clark title to any such property not described in said deed without any of the covenants and warranties set forth herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, representatives, and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantors further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to the said land to Grantee, his heirs, representatives, assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 18th day of January, 1985.

Benton Callis Jr
Benton Callis, Jr.

Annie C. Roberts
Annie C. Roberts

Bessie Margaret Cole
Bessie Margaret Cole

Ethel Mack
Ethel Mack

Annie C Roberts
for Donald C. Callis
Annie C. Roberts,
Conservator for Donald Callis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $32,000.00.

Michael H Clark
Affiant

Sworn to and subscribed before me this 18th day of January, 1985.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Benton Callis, Jr., the within named 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, at office, this 18th day of January, 1985.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Annie C. Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 1985.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Bessie Margaret Cole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 1985.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Ethel Mack, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 1985.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6494 PAGE 370

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Annie C. Roberts as Conservator for Donald Callis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 1985.

Teresa Trask
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

July 17, 1988

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of D.B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described as follows:

Beginning on the southerly margin of Crutcher Street, at the northeast corner of the property conveyed to Martha H. Burton, by deed from Life & Casualty Insurance Company of Tennessee, of record in Book 1212, page 258, said Register's Office; thence with the southerly margin of Crutcher Street, eastwardly 228 feet; thence south 30 deg. east 350 feet to the northeast corner of the property conveyed to Charles S. Ladd and W.F. Perkinson, partners doing business as Wood Products Company, by deed from Benton Callis and wife, of record in Book 1308, page 566, said Register's Office; thence with said Company's northerly line, north 73 deg. 34' west 230.54 feet to the southeast corner of said Burton property; thence with the easterly line of said Burton property, north 30 deg. west 303 feet to the beginning.

Being part of the real property conveyed to Benton Callis and wife, Effie Nichols Callis, by deed from Life & Casualty Insurance Company of Tennessee, of record in Book 1212, page 277, said Register's Office. The said Benton Callis and wife, Effie Nichols Callis having since died, Benton Callis having predeceased Effie Nichols Callis, and she having died intestate, title is vested in the following heirs at law of Effie Nichols Callis: Benton Callis, Jr., Annie C. Roberts, Bessie Margaret Cole, Ethel Mack, and Donald Callis.

1766 02/19 101.75- CHECK
I 0 3 6 0 0
IDENTIF. REFERENCE
FEB 19 9 48 AM '85
REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6494 PAGE 372

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

32000.CO- CAMT.
83.20 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 101.70-
1766A02/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8360 0

IDENTIF. REFERENCE

FEB 19 9 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109138