File Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

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FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Robert H. & Brenda D. Callis	Same (NAME)	Map 38
P. O. Box 492 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 41
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	P/O 13D-30530

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. Joseph B. Ingle and wife, Rebecca J. Ingle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert H. Callis, Sr. and wife, Brenda D. 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:

LAND in the 13th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof made by Hickerson-Miller, Engineers, Surveyors, dated April 4, 1957, as follows:

BEGINNING at an iron pin in the westerly margin of Eaton's Creek Road, the northeast corner of the W. O. Holt Property; thence with his line S78°30'W, 198 feet to a stake being a corner post, continuing along an existing fence S16°W, 480 feet to a stake at a corner post in the north line of the Cunningham property; thence with Cunningham's line, along a fence as follows: N77°W, 237 feet to a 30-foot oak; N80°30'W, 610 feet to a 6-inch locust; S66°W. 45 feet to a 10-inch locust; S36°30'W, 108 feet to a stake in the center line of a private road; thence with the center line of said private road, N47°W, 215 feet; N56°30'W, 247 feet to a stake, being a corner of the Taylor property; thence with Taylor's east line N8°E, 745 feet to a 20-inch oak at a fence corner; thence S80°30'E, 1113 feet to a stake in a fence line at and old white oak stump, being the original northeast corner of a tract of 68 acres, more or less, acquired by W. H. Holt by deeds of record in Book 644, page 425 and Book 675, page 479, and being the northwest corner of a tract of 9.5 acres, more or less, acquired by W. H. Holt by deed of record in Book 802, page 369; thence S1°15'W, 400 feet to a stake at a corner post in a drain; thence along a fence N84°30'E, 85 feet; S87°E, 172 feet; North 79°45'E, 182 feet to an iron pin in the westerly margin of Eaton's Creek Road; thence with the margin of the same, S33°30'E, 16.4 feet to the point of beginning, containing 24.7 acres, more or less.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that part of the property conveyed to Robert H. Callis, Sr. and wife, Brenda D. Callis being recorded simultaneously herewith, described as follows:

BEGINNING at a point in the westerly margin of Eaton's Creek Road, said point being the northeast corner of Elmer Huggins; thence with Huggins S78°30'W, 198 feet to a point; thence continuing with Huggins, S16°W, 480 feet to a point; thence with F. H. VonDohlen N77°W, 188.32 feet to a point; thence leaving VonDohlen N43°09'W, 263.68 feet to a point; thence N12°36'09"W, 363.76 feet to a point; thence S80°42'32"E, 340.30 feet to a point in the westerly line of Lloyd Potts; thence S1°15'W, 43.83 feet to a point, said point being Potts southwest corner; thence N84°30'E, 85 feet to a point; thence S87°E, 172 feet to a point; thence N79°45'E, 182 feet to a point in the westerly margin of Eaton's Creek Road; thence in a southerly direction with said margin, 16.4 feet to the point of beginning and containing 5 acres, more or less.

BEING part of the same property conveyed to Joseph Ingle, an unmarried person, by deed from James Swing, an unmarried person, of record in Book 5286, page 603, Register's Office for Davidson County, Tennessee.

Joseph B. Ingle and Joseph Ingle are one and the same person.

unimproved (X)
This is improved ( ) property, known as 19.7 acres± Eatons Creek Road Nashville, TN 37218
(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 our hands this 30th day of October, 1990

Joseph B. Ingle

Rebecca J. Ingle

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Joseph B. Ingle and Rebecca J. Ingle
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand, at office, this 30th day of October 19 90.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Joseph B. Ingle and wife,

Rebecca J. Ingle

TO
Robert H. Callis, Sr. and wife,

Brenda D. Callis

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

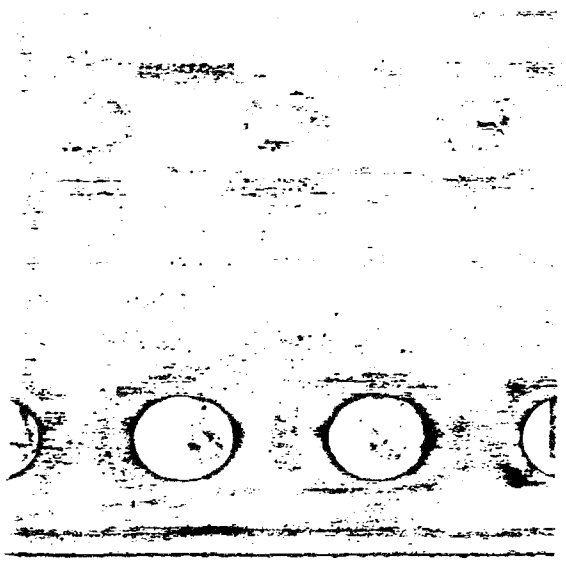
69372

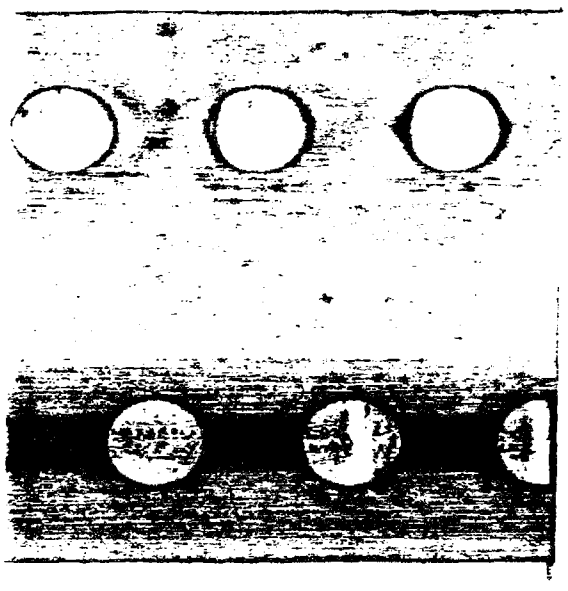
IDENTIF. TREFERENCE

NOV 1 12 26 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3556 11/01 0101 03CHECK 26.80





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 6000.00
CON TX 19.80
PRFEE 1.00
WDEED 6.00
TOTAL 26.80
CHECK 26.80

11/01/90 01 12:27 0001 3556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69372

IDENTIF. REFERENCE

NOV 1 12 26 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 369632