This Form furnished by: **JONES & ROGERS, ATTORNEYS AT LAW**

FROM:
JOHN CALLIS

BOOK 8893 PAGE 684

TO:
LULA CALLIS

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Lula Callis 113 Morton Mill Circle Nashville. TN 37221	Lula Callis 113 Morton Mill Circle Nashville, TN 37221	Map № 141-12-D Parcel № 113

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ NONE.

John A. Callis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 1993.

Helen S Rogers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/25/97

INSTRUMENT PREPARED BY:

HELEN S. ROGERS
Attorney at law
Jones & Rogers
Suite 1550
Third National Bank Bld.
201 Fourth Avenue, North
Nashville, TN 37219

(615) 256-5144

I, JOHN CALLIS, do hereby Quitclaim to my Wife, LULA CALLIS, all my interest in said real property in Davidson County, Tennessee as described below but retain for myself a Life Estate.

BEING Lot № 113 (and driveway serving said Lot) on the Plan of Morton Mill Estates, a Planned Unit Development, of record in Book № 6900, Page № 652, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed by Warranty Deed to John Callis and Wife, Lula Callis from Morton Mill, a Tennessee Joint Venture, of record in Book № 7922, Page № 185, Register's Office for Davidson County, Tennessee.

FOR purpose of description, the term Lot or Unit shall be defined as the same.

THE information contained herein has been provided by the parties to the transaction.

The conveyance of the above property is made subject to the following:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interest of other lot owners within Morton Mill Estates; and including the requirement that all owners of lots in Morton Mill Estates to be members of the Morton Mill Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book № 7546, Page № 145, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantees herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Morton Mill Estates, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Morton Mill Estates) is vested in Morton Mill Homeowners' Association, Inc., for the common enjoyment of all members of the said Association, of record in Book № 7548, Page № 963, said Register's Office.

5. By-Laws of the Morton Mill Homeowners' Association, Inc., of record in Book № 7546, Page № 154, Register's Office for Davidson County, Tennessee.

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THIS IS:

Improved (X) property, known as:

113 Morton Mill Circle, Nashville, TN 37221
Address City Code

I am executing this deed for the expressed purpose of precluding my children or grandchildren from receiving any interest in this home.

WITNESSED my hand this 22nd day of March, 1993.

John A. Callis
JOHN CALLIS

0241.1

RECEIVED FOR REFERENCE
MAR 22 3 51 PM '93
DAVIDSON COUNTY TN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON } BOOK 8693 PAGE 656

Personally appeared before me, Helen S. Rogers, a Notary Public in and for said County and State, the within named **JOHN CALLIS**, 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 of therein contained.

Witness my hand at Nashville, Tennessee, this 22nd day of March, 1993.

Helen S Rogers
NOTARY PUBLIC

My Commission Expires: 1/25/94
DATE

FROM

JOHN CALLIS

TO

LULA CALLIS

QUITCLAIM DEED

JONES & ROGERS
ATTORNEYS AT LAW
TWENTY-FIFTH FLOOR
LIFE & CASUALTY TOWER
401 CHURCH STREET
NASHVILLE TENNESSEE 37219
(615) 256-3774

4800 03/22 0101 03CHECK 12.00