BOOK 10207 PG 527

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Steven E. Callis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF September 19 96

Lisa A. Cohen
NOTARY PUBLIC

My Commission expires: November 27, 1999

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT PREPARED BY

COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
STEVEN E. CALLIS (NAME)	SAME (NAME)	91-2-252
5809 OHIO AVENUE (ADDRESS)	1701 SEIFRIED STREET (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37208 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WALTER H. ESTES and wife, SARAH JOYCE ESTES,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

STEVEN E. CALLIS, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 110 feet of the northerly 150 feet of Block "I" Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said part of Block "I" fronts 50 feet on the southerly side of Ohio, formerly Virginia Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter H. Estes and wife, Sarah Joyce Estes by deed from Lee Davis Estes, et al, of record in Book 10194, page 173, said Register's Office.

IDENTIFICATION REFERENCE 0230751

SEP 30 PM 1:02
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 5609 OHIO AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 28th day of September, 1996.

Walter H. Estes
WALTER H. ESTES

Sarah Joyce Estes
SARAH JOYCE ESTES

RECORDERS MEMO
OR IN

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Walter H. Estes and wife, Sarah Joyce Estes, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September, 1996.

My Commission expires:
November 27, 1999

Lee A. Cohen
Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____ as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

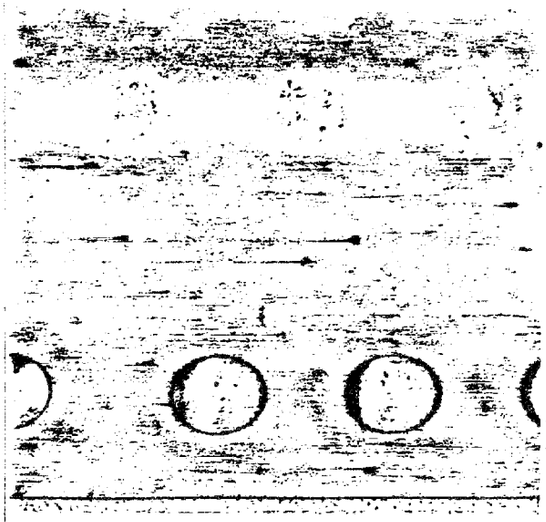
My Commission expires:

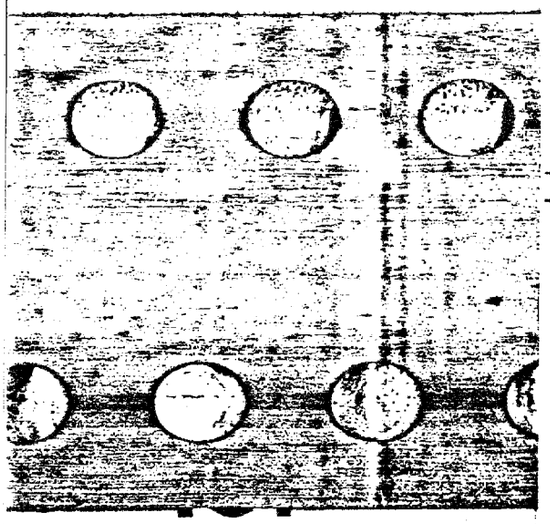
_____

Notary Public

97/30 0101 03CHECK

105-20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10207 PG 529

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
			CAMT	26000.00
			CON TX	96.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	105.20
			CHECK	105.20
09/30/96		01	13:06 0001	4315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230751
IDENTIF. # REFERENCE

96 SEP 30 PM 1:02

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No.1036707