NEW OWNER IS AND SEND
TAX BILLS TO:
Teresa Callis
Steven T. Callis, Sr.
650 Briarleigh Way
Woodstock, GA. 30189

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Davidson County DEEDWARR
Recvd: 08/03/05 13:21 3 pgs
Fees:18.00 Taxes:70.30
20050803-0091081

MAP AND PARCEL 083-05-0162.00 4.00

DEED IN LIEU OF FORECLOSURE

WHEREAS, TERESA O. CALLIS, STEVEN THOMAS CALLIS, SR. AND CONNIE C. YOUNG are the owners and holders of a certain promissory note dated from EVOYNNE C. SANDERS AND JOHN A. DUNN to the Grantees in the original principal amount of THIRTY-FOUR THOUSAND AND NO/100 ($34,000.00) DOLLARS, which is secured by the Deed of Trust of record in Book 8753, page 172, Register's Office of Sumner County, Tennessee;

WHEREAS, the GRANTOR has agreed to make and the GRANTEES have agreed to accept, this conveyance in return for part of the satisfaction of said promissory note and;

NOW, THEREFORE for and in consideration, of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged I, **EVOYNNE C. SANDERS**, have this day bargained and sold and by these presents do hereby transfer and convey my one-half undivided interest to **TERESA O. CALLIS, a one-fourth undivided interst; STEVEN THOMAS CALLIS, SR. a one-eighth undivided interest and CONNIE C. YOUNG, a one-eighth undivided interest**, their heirs and assigns, the following described tract or parcel of land situated in the Davidson County, Tennessee, within the corporate limits of the City of Gallatin, described as follows:

> Situated in Davidson County, Tennessee, and bounded and described as follows:
>
> BEING the southerly 150 feet of Lot No. 8 on the plan of the D. H. Bailey property, a plan of which is of record in Book 421, page 65, Register's Office of Davidson County, Tennessee, and described as follows:
>
> BEGINNING on the northerly margin of Mansfield Avenue at the corner of Lots Nos. 7 and 8 on said plan; thence northwardly with the line between said two lots 150 feet to the southerly margin of an alley; thence westwardly with said alley 50 feet to the easterly line of Lot No. 9; thence with said alley 50 feet to the easterly line of Lot No. 9; thence with said line southwardly 150 feet to the northerly line of said Avenue; thence with the northerly margin of said Avenue eastwardly 50 feet to the beginning.
>
> Being the same property conveyed to Evoynne C. Sanders and John A. Dunn, unmarried persons by deed from Steve Callis and Marjorie McHale dated August 29, 1992 and of record in Book 8753, page 169, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEES**, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the

same is unencumbered, EXCEPT for 2005 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEES,** their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 2nd day August, 2005.

Evonne C Sanders ESD

EVOYNNE C. SANDERS

C ESD

STATE OF TENNESSEE

COUNTY OF Tennessee

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVOYNNE C Dunn C SANDERS 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 and official seal, on this the 2nd day of Aug, 2005

NOTARY PUBLIC

DAVID J. POWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/25/06

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 19,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

ENESA C. Ellis

AFFIANT

SUBSCRIBED and sworn to before me, this the 2nd day of Aug, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/25/06

