Davidson County DEEDWARR
Recvd: 08/17/05 09:22 3 pgs
Fees:17.00 Taxes:0.00
20050817-0097438

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

# EXECUTRIX'S DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| The Sarah S. Callis Revocable Living Trust<br>5730 New Watermelon Road<br>Tuscaloosa, Alabama 35406 | SAME | Map 91-15, Parcel 67 (Tract 1)<br>Map 91-15, Parcel 12 (Tract 2) |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Sarah S. Callis, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 05P-1064, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, V. Carolyn Callis, Executrix of the Estate of Sarah S. Callis, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto The Sarah S. Callis Revocable Living Trust, the GRANTEE herein, two tracts of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered.

GRANTOR for herself and her successors, hereby covenants and agrees to and with GRANTEE, her heirs, successors and assigns, that GRANTOR will warrant and defend said land and premises against the lawful claims of all persons claiming through the GRANTOR as Executor of the Estate of Sarah S. Callis, but not further or otherwise.

Whenever 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 my hand this 12th day of August, 2005.

V. Carolyn Callis

V. CAROLYN CALLIS, Executrix of
the Estate of Sarah S. Callis

## ACKNOWLEDGMENTS

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a notary public in and for said county and state, V. Carolyn Callis, Executrix of the Estate of Sarah S. 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, in her capacity as Executrix of the Estate of Sarah S. Callis.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 12th day of August, 2005.

Stephen C. Sexton
Notary Public

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

9/22/07
Commission Expiration Date

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

V. Carolyn Callis
Affiant

Sworn to and subscribed before me this 12th day of August, 2005.

Stephen C. Sexton
Notary Public

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

9/22/07
My Commission Expires

## EXHIBIT A

## TRACT 1

Land in Davidson County, Tennessee, being part of Block No. 13 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said county, described according to a survey made by E. R. Southgate, surveyor, Jan. 9, 1946, as follows:

Beginning on the northerly margin of Nevada Avenue at a point 270 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northerly margin of Nevada Avenue eastwardly 50 feet to a point 10 feet west of the westerly margin of an abandoned right of way of the N.C.& St.L. Railroad; thence northwardly and parallel with the westerly margin of said right-of-way 200 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to a point 298 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence southwardly 200 feet to the beginning.

Being the same property conveyed to Leonard Melvin Callis, and wife, Sarah Virginia Callis (a/k/a Sarah S. Callis), by warranty deed from J. H. Brackman and wife, Annie T. Brackman, of record in Book 1385, page 252, said Register's Office, the said Leonard Melvin Callis having died intestate on December 2, 1978.

This is improved property known as 5308 Nevada Avenue, Nashville, TN 37209.

This is the same property description as used in the last deed of conveyance.

## TRACT 2

Land in the 8th Civil District of said County and State, and in the 5th Ward of the City of Nashville, described as follows:

Beginning at a stake on the west margin of the New County Road, 725 feet south of Charlotte Pike; running thence south 74 ½° west 775 feet to the center of Richland Creek; thence with the center of said creek, south 19 ½° east 56 ½ feet; thence north 74 ½° east 771 feet to said margin of said County Road; thence at right angles along said margin of said County Road, north 15 ½° west 56.3 feet to the beginning containing 1 acre more or less.

Being the same property conveyed to Leonard Melvin Callis and wife, Sara S. Callis (a/k/a Sarah S. Callis) by warranty deed from Alma M. Maddox, of record in Book 4163, page 897, said Register's Office, the said Leonard Melvin Callis having died intestate on December 2, 1978.

This is unimproved property known as 309 54th Avenue, North, Nashville, TN 37209.

This is the same property description as used in the last deed of conveyance.