NEW OWNER IS AND SEND
TAX BILLS TO:
Teresa O. Callis
1021 Mansfield St.
Nashville, TN 37206

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

MAP AND PARCEL 083-05-0162.00 4.00

Davidson County DEEDWARR
Recvd: 09/27/05 12:49 3 pgs
Fees:18.00 Taxes:135.34
20050927-0115950

WARRANTY DEED

FOR AND IN CONSIDERATION, of the sum of THIRTY-SIX THOUSAND FIVE HUNDRED SEVENTY-SEVEN AND 47/100 ($36,577.47) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged WE, **STEVEN THOMAS CALLIS, SR. AND CONNIE C. YOUNG,** have this day bargained and sold and by these presents do hereby transfer and convey all our right, title and interest to **TERESA O. CALLIS**, her 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 Teresa O. Callis, Steven Thomas Callis, Sr. and Connie C. Young by deed from Evoynne C. Sanders, dated August 2, 2005 and recorded as Instrument No. 20050803-0091081, Register's Office of Davidson County, Tennessee, and Trustee's Deed from Philip Kelly, Substitute Trustee dated September 23, 2005 and recorded as Instrument No. 20050923-0114327, said Register's Office.

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

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we 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.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE,** her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 26th day September, 2005.

Steven Thomas Callis, Sr.

STEVEN THOMAS CALLIS, SR.

Connie C. Young

CONNIE C. YOUNG

STATE OF GEORGIA

COUNTY OF

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN THOMAS CALLIS, SR. 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.

WITNESS my hand and official seal, on this the 26 day of September, 2005.

Candice Cook

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CANDICE COOK NOTARY PUBLIC

Notary Public, Paulding County, Georgia
My Commission Expires September 8th, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CONNIE C. YOUNG 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 27 day of September, 2005.

Patsy Litchford

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-29-08

PATSY A. LITCHFORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$36,577.47**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the _____ day of _____, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 36,577.47
Camilla G. Callow
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Sept 2005
Deputy Register