Davidson County DEEDWARR
Recvd: 02/08/06 16:40 3 pgs
Fees:17.00 Taxes:0.00
20060208-0015949

NEW OWNER IS AND SEND
TAX BILLS TO:
TERESA O. CALLIS and LADON E/
PAYNE
1021 Mansfield
Nashville, TN 37206-3549

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

MAP AND PARCEL 083-05-0162.00 4.00
MAP AND PARCEL 083-05-0163.00 4.00

DEED TO CREATE TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

FOR AND IN CONSIDERATION, of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged I, **TERESA O. CALLIS**, by these presents do convey sufficient interest to LADON E. PAYNE, to create **a tenancy in common with the right of survivorship**, in LADON E. PAYNE AND TERESA O. CALLIS, their heirs and assigns heirs and assigns, the following described tract or parcel of land situated in the Davidson County, Tennessee, as follows:

TRACT NO. 1: 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, by deed from Steven Thomas Callis, Sr. and Connie C. Young, dated September 26, 2005 and recorded as Instrument No. 20050927-0115950, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: A certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING the southerly 140 feet of Lot No. 9 and a 10 foot strip lying between said lot and the north margin of Mansfield Avenue on the plan of D. H. Baily property as of record in Book 421, page 65, Register's Office for said County.

Said southerly part o Lot No. 9 and said 10 foot strip fronts 50 feet on the northerly side of Mansfield Avenue and runs back between parallel lines 150 feet to the southerly margin of a 10 foot strip conveyed to the city of Nashville by deed from W. H. Hunter and wife, of record in Book 749, page 97, said Register's Office.

Being the same property conveyed to Steve Callis and wife, Teresa O. Callis by deed from Beatrice Forewright recorded January 3,

1979 in Book 5381, page 125, Register's Office of Davidson County, Tennessee. The said Steve Callis is now deceased leaving Teresa O. Callis as sole owner.

TO HAVE AND TO HOLD said interest in the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, for the purpose of creating a tenants in common, with the right of survivorship in LADON E. PAYNE, and me their heirs and assigns, in fee simple forever

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in and to the above described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2006 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in said lots or parcels of land, unto the said **GRANTEE,** his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 2nd day ~~January~~ February, 2006.

Teresa O. Callis
TERESA O. CALLIS

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 TERESA O. CALLIS, 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 ~~January~~ February, 2006.

Ranelle Brooks
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/08

A. RANELLE BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

TERESA Ellis
AFFIANT

SUBSCRIBED and sworn to before me, this the 2nd day of ~~January~~ February, 2006.

A Ranelle Brooks
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/08

A. RANELLE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.