Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00 L. Steven E. Callis Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2012. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN E. CALLIS, ET AL	**SAME**	**081-07-0-164.00**
(NAME) **1701 SEIFRIED STREET**	(NAME)	**081-07-0-162.00**
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEVEN E. CALLIS AND MARILYN D. STAFFORD, BEING ALL THE HEIRS AT LAW OF LENA MAE WOLFE, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN E. CALLIS, UNMARRIED AND MARILYN D. STAFFORD, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Being Lot No. 64 in George Shields' Second Addition to North Nashville, a plan of which is recorded in Book 57, Page 146, Register's Office for said County.

Tract 2:

Being part of Lot No. 65 in George Shields' Second Addition to North Nashville, Tennessee, a plan of said addition is of record in Book No. 57, Page 146, of the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at the south west corner of Seifried Street and Salem Street now 18th Avenue North running thence along Salem Street or 18th Avenue North South to the line of the lot previously sold by Robert Lusk to JC Jones about 129 feet; thence along the northerly line of the said Jones lot and westerly to the eastern line of Lot No. 64 in said addition, thence along and with the easterly line of Lot No. 64 and northerly 118 feet more or less to the southerly margin of Seifried Street thence easterly and with the southerly margin of said Seifried Street 31 feet to the point of beginning.

Being the same property conveyed to Clyde C. Wolfe and Lena Mae Wolfe from Mary A. Wilson by deed dated April 11, 1994 of record in Book 9312, page 630, Register's Office for Davidson County, Tennessee. The said Clyde C. Wolfe having predeceased Lena Mae Wolfe and the said Lean Mae Wolfe having since died on February 22, 2012 leaving as her sole heirs at law Steven E. Callis and Marilyn D. Stafford. See Affidavit of Heirship of record in Instrument No. 20121023-0096912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1701 & 1703 SEIFRIED STREET, NASHVILLE, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120081127 DEEDWARR
Recvd: 10/25/12 12:02 2 pgs
Fees:12.00 Taxes:0.00
20121025-0097896

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand(s) this 23rd day of October, 2012.

Steven E. Callis
STEVEN E. CALLIS

Marilyn D. Stafford
MARILYN D. STAFFORD

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 **Steven E. Callis and Marilyn D. Stafford**, the bargainor(s), with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 23rd day of October, 2012.

My commission expires: 5-5-2015

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON