K 2991

For and in consideration of the sum of three thousand, two hundred, fifty and no/100----------($3,250.00)----------DOLLARS

cash in hand paid by Mitchell McCanless and wife, Mary L. McCanless, the receipt of which is herepy acknowledged,

we, C. E. Francis and wife, Fannie J. Francis

have bargained and sold, and by these presents do transfer and convey unto the said Mitchell McCanless and wife, Mary L. McCanless, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 6 and the southerly 30 feet of lot No. 5 of Block "J" on the Plan of Hermitage Addition, as of record in book 57, page 76, Register's Office for said County.
Said lot No. 6 and part of lot No. 5 front together 60 feet on the westerly side of Keith Avenue and run back between parallel lines, with the northerly margin of Green Street, 150 feet to an alley.
Being the same real property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Elva Mae Lomax McClendon, dated September 3, 1958, filed September 19, 1958, and recorded in book 2805, page 296, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell McCanless and wife, Mary L. McCanless, their heirs and assigns, forever.

And we do covenant with the said Mitchell McCanless and wife, Mary L. McCanless 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., except for taxes for the year 1959 which are prorated and assumed by the purchasers.

And we, C. E. Francis and wife, Fannie J. Francis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mitchell McCanless and wife, Mary L. McCanless, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of May, 19 59, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C E Francis

Fannie J Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WADE SAIN, a Notary Public in and for said County and State, C. E. Francis and wife, Fannie J. Francis the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 19 59.

Wade Sain Notary Public

My commission expires April 23, 1960.

5/19 57493

WARRANTY DEED

FROM C. E. Francis, et ux

TO Mitchell McCanless, et ux

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for record A.D. 19 at o'clock M. and recorded in book page

Compliments of Guaranty Title Company Division of Kansas City Title Insurance Co. American Trust Building S. W. Cor. Third & Union NASHVILLE, TENNESSEE

G 597