Mail to Customer

BOOK 4309 PAGE 856

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Lester Eugene Cannady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 1969

Evelyn T. Overby
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester Eugene Cannady, et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 102-7
6621 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 81
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Murphree Realty Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester Eugene Cannady and wife, Carolyn Jaynes Cannady,

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:

Being Lot No. 59 on the Plan of Charlotte Park, Section 26, as of record in Plat Book 3700, page 91, Register's Office for said County.

Said Lot No. 59 fronts 85.0 feet on the easterly margin of Upton Lane and extends back between lines 211.97 feet on the northerly side and 211.97 feet on the southerly side, to a dead line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Murphree Realty Company by deed from Lester Eugene Cannady and wife, Carolyn Jaynes Cannady, of record in Book 4280, page 703, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4065, page 67, amended in Book 4142, page 166; and easements, setback lines, etc., as shown on the Plan of record in Book 3700, page 91, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as 6621 Upton Lane, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of February, 19 69

MURPHREE REALTY COMPANY

By: John W. Murphree
President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Virginia E. Mitchell, a Notary Public within and for the State and County aforesaid, personally appeared John W. Murphree, ~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (~~himself~~) to be the President ~~and~~ _____ ~~respectively~~ of the Murphree Realty Company, the within named bargainor, a corporation, and that (he) as such President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John W. Murphree as such President, ~~and attesting the same by the said~~ _____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 10th day of February, 1969.

My commission expires April 23, 1969

Virginia E. Mitchell
Notary Public

018,498-5

WARRANTY DEED

FROM

MURPHREE REALTY COMPANY

TO

LESTER EUGENE CANNADY AND WIFE, CAROLYN JAYNES CANNADY

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
130293

IDENTIF. REFERENCE

FEB 12 2 36 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 12 69	CONV	22,000.00			
FEB 12 69	S'TAX		B*	57.20	
FEB 12 69	PR'FEE		B*	.50	
FEB 12 69	W'DEED		B*	3.00	* 60.70