WARRANTY DEED

BOOK 4483 PAGE 96

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Peggy C. McCanless	Murphree Mortgage Company	GO-06618
(NAME)	(NAME)	
305 Janette Avenue	226 Third Avenue North	Map 33-E
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 87
Goodlettsville, Tennessee 37075	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------($16,950.00)---------

----------SIXTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100---------- *DOLLARS*

cash in hand paid by Peggy Crumpler McCanless, a widow, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Jones Homes, Inc. a Tennessee corporation, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Peggy Crumpler McCanless,

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

Being Lot No. 269 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being a portion of the property conveyed to Jones Lumber Company, Incorporated, by deed from Gatewood Development Company, Inc., which deed appears of record in Book 4194, page 187, said Register's Office.

By Charter amendment in February 1970 Jones Lumber Company, Incorporated became Jones Homes, Inc.

This conveyance is made subject to restrictions of record in Book 4179, page 488, Register's Office for Davidson County, Tennessee, and to set-back lines and easements of record.

This is unimproved ( ) improved (X) property, known as 305 Janette Avenue, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy Crumpler McCanless

her *heirs and assigns, forever.*

And Jones Homes, INc. does ~~do~~ *covenant with the said* Peggy Crumpler McCanless

that it is *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 1971, which have been prorated and assumed by the Grantee herein.

And Jones Homes, Inc., does

~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Peggy Crumpler McCanless,

her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 26th *day of* February, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

Harlan Martin
Secretary

JONES HOMES, INC.,

By: John M. Penny Jr.
Vice President

Prepared by Harlan Martin, Atty. At Law
Box 676 Hendersonville, Tenn.

Harlan Martin

BOOK 4483 PAGE 97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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.....

.....Notary Public

Commission expires .....

25	CONV	16,950.00			
25	STAX		A*	43.94	
	PR'FEE		A*	.50	
	WDEED		A*	3.00	* 47.44

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Juanita Jones, a Notary Public of the State and County aforesaid, personally appeared John H. Pulley, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Jones Homes, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Hendersonville, Tennessee, this 26th day of February, 19 71

Juanita Jones
.....Notary Public

Commission expires August 9, 1972

JUANITA JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $16,950.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Peggy Crumpler McCanless
Affiant

Subscribed and sworn to before me this the 26th day of February, 1971.

Juanita Jones
Notary Public or Register

My Commission Expires August 9, 1972

JUANITA JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

JONES HOMES, INC.,

TO

PEGGY CRUMPLER McCANLESS

B 0 6 2 9 3

IDENTIF. REFERENCE

MAR 2 9 51 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee

RETURN TO: HARLAN MARTIN
ATTORNEY AT LAW
BOX 1 - HENDERSONVILLE, TENN.