This Instrument Was Prepared By
Joseph T. Folk, Jr., Attorney
1000 Cherokee Ave., Nashville, Tenn.

WARRANTY DEED

A1C-164369

JOSEPH T. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-8-204	Mr/Mrs Marcus A. Cannon SAME AS BELOW	First & Mid-South Mortgage Co. Nashville City Bank Bldg. Nashville, Tenn. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-14165	3213 Mayer Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUL 19F	CONV	16,000.00			
JUL 19F	S'TAX		A*	41.60	
JUL 19F	PR'FEE		A*	.50	
JUL 19F	W'DEED		A*	4.00	* 46.10

THOMAS G. TAYLOR and wife, RACHEL N. DUNCAN TAYLOR hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARCUS A. CANNON and wife, FRANCES E. CANNON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 120 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, page 49.

Said Lot No. 120 fronts 55 feet on the southwesterly side of Mayer Lane and extends back 120.18 feet on the northwesterly line and 120.35 feet on the southeasterly line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Thomas G. Taylor and wife, Rachel N. Duncan Taylor, by deed from John C. Jeffords, Jr., Trustee, as of record in Book 4184, page 896.

This conveyance is made subject to restrictions of record in Book 3765, page 141.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of July, 19 71

Rachel N. Duncan Taylor

Thomas G. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4521 PAGE 341

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas G. Taylor and wife, Rachel N. Duncan Taylor the 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, the 8th day of July, 1971.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$16,000.00

Marcus A. Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 1971

MY COMMISSION EXPIRES: July 23 1974 (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
THOMAS G. TAYLOR AND WIFE

TO
MARCUS A. CANNON AND WIFE

B 23464

IDENTIF. REFERENCE

JUL 19 2 40 PM '71

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public