This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-228879

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
158-3-41	Mr/Mrs C. Ray Canady same as below	Commerce Union Bank P. O. Box 60387 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
F.H. 14804	6113 Melbourne Drive	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,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $51,000.00. Affiant Arthur R. Hellmuth
Subscribed and sworn to before me this 2nd day of November 1972
Deputy Register [illegible]

NOV-2 CONV 51,000.00
NOV-2 ST TAX A* 132.60
NOV-2 PR FEE A* .50
NOV-2 W DEED A* 4.00 * 137.10

J. WALLACE RIGGINS, JR., and wife, ANN G. RIGGINS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. RAY CANADY and wife, JANET B. CANADY

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. 497 on the Plan of Section VIII, Hillsboro Park, as of record in Book 2663, page 96.

Said Lot No. 497 fronts 178 feet on the northerly side of Melbourne Drive, and runs back 202 feet on the east line and 243.7 feet on the west line, to a dead line which is a broken line, measuring 234.2 feet.

Being the same property conveyed to J. Wallace Riggins, Jr., and wife, Ann G. Riggins by deed from William B. Cambron & Company, Inc., as of record in Book 3506, page 501.

This conveyance is made subject to restrictions of record in Book 2435, page 237; amended in Book 2603, page 440; and made applicable in Book 2855, page 475.

Vernon M. Williams, a member of the Committee appointed by instrument of record in Book 4207, page 397, joins in this deed to give consent to this transfer, and to signify full satisfaction of all requirements contained in the restrictions set forth above as to the offer to reconvey and as to the standard of improvements.

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 25th day of October, 1972.

Vernon M. Williams
Member of Committee

J. Wallace Riggins, Jr.

Ann G. Riggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4652 PAGE 76

Before me, Sandy Meade Moore Jr. a Notary Public in and for the State and County aforesaid, personally appeared the within named J. Wallace Riggins, Jr. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of Oct, 1972.

My commission expires: 10-24-73

Sandy Meade Moore Jr.
Notary Public

STATE OF FLORIDA
COUNTY OF MONROE

Before me, Starling D. Baker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ann G. Riggins the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marathon, Florida, this, the 25th day of October, 19 72.

My commission expires: NOTARY PUBLIC, STATE of FLORIDA at LARGE MY COMMISSION EXPIRES NOV. 9, 1975 Bonded By American Bankers Insurance Co.

Starling D. Baker
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 1972

MY COMMISSION EXPIRES: (AFFIX SEAL) Notary Public

B 8 2 6 1 0

IDENTIF. REFERENCE

Nov 2 3 01 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF/VS

FROM

J. WALLACE RIGGINS, JR.

AND WIFE

TO

C. RAY CANADY AND WIFE

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

Mail Cleaborne & Evans
C. R. B. Bldg. Nash.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sandy M. Moore, a Notary Public in and for the State and County aforesaid, personally appeared the within named Vernon M. Williams Member of Committee the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28 day of Oct, 1972

My commission expires: 10-24-73

Sandy Meade Moore Jr.
Notary Public