FORM NO. WD-1

BOOK 4849 PAGE 276

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 19 74.

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney 503 Stahlman Bldg., Nashville, Tennessee. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam C. Cannon, et ux (NAME)	SAME (NAME)	82 - 5-28
1705 4th. Avenue North (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
Nashville, Tennessee. 37208 (CITY) (STATE) (P. O. ZIP)	SAME (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, Josephine Russell Foster, Fannie R. Rucker, Robbie Estell Russell, and John Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam C. Cannon and wife, Kattie Cannon

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:

Land in Davidson County, Tennessee, being the Southerly 37½ feet of Lot No. 61 on the Map of McGavock's Plan of 98 Lots, as of record in Book 21, Page 7, Register's Office for said County.

Said part of said lot fronts 37½ feet on the westerly side of 4th. Avenue North and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Josephine Russell, Fannie R. Rucker, Robbie Estell Russell, and Mary Ann Elizabeth Russell, by deed of record in Book 1684, Page 467, said Register's Office. The said Mary Ann Elizabeth Russell having since married and on the date of her death on January 31, 1974, being known as Mary Ann Elizabeth Russell Stevens. The said Josephine Russell Foster, herein, being one and the same person as Josephine Russell, she having since married after the original conveyance as of record in Book 1684, Page 467, said Register's Office.

The Grantors herein being the only heirs at law of Mary Ann Elizabeth Russell Stevens, deceased. John Russell and Josephine Russell Foster, for the love and affection they bear for their sisters, Fannie R. Rucker and Robbie Estell Russell, do hereby join in this conveyance and do convey all of their right, title, and interest in and to the real property herein described to the Grantees, Sam C. Cannon and wife, Kattie Cannon

This is unimproved ( ) improved (X) property, known as 1705 4th. Avenue North, Nashville, Tennessee. 37208
(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 our hand s this 20th. day of August, 19 74

Josephine Russell Foster

Fannie R. Rucker

Robbie Estell Russell

John Russell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thomas C. Jones, a Notary Public in and for said County and State, the within named Josephine Russell Foster, Fannie R. Rucker, Robbie Estell Russell, and John Russell

the bargainors, 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 20th day of August 19 74

Commission expires May 7-1977

Thomas C. Jones
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Josephine Russell Foster,
Fannie R. Rucker
Robbie Estell Russell, and
John Russell

TO
Sam C. Camon and wife,
Kattie Camon

C 6 9 7 9 5

IDENTIF. REFERENCE

Sep 4 1 56 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-4-74	CONV	*9,900.00				
SEP-4-74	S'TAX		A*	25.74		
SEP-4-74	PR'FEE		A*	.50		
SEP-4-74	W'DEED		A*	4.00	*	30.24