This instrument prepared by:
John W. Kelley, Jr., Atty.
Nashville, Tennessee

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-16-218	Mr/Mrs Enloe L. Baggett	Noel-Palmer Mortgage Co. Parkway Towers Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-37535	5118 Kincannon Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein, to pay the principal balance now due, plus future interest, on a certain note, dated April 28, 1961, in the original principal sum of $17,000.00, payable to Walter M. Noel & Company, Inc., now Noel-Palmer Mortgage Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Robert William Cox and wife, to Walter M. Noel, Trustee, as of record in Book 3214, page 59,

WILLIAM S. CANNON and wife, NELWYN N. CANNON
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ENLOE L. BAGGETT and wife, TALLULAH A. BAGGETT

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. 1040 on the Plan of Brentwood Hall, Section 10, as of record in Book 2330, page 80, described as follows:

BEGINNING on the westerly margin of Kincannon Drive at the corner of Lots Nos. 1039 and 1040; thence with the line between said two lots, westerly 259.1 feet; thence south 14 degrees 20 minutes east 47.8 feet; thence south 70 degrees 21 minutes east 146.6 feet; thence north 83 degrees 53 minutes east 110.7 feet to the westerly margin of Kincannon Drive; thence with the same, northerly 88 feet to the beginning.

Being the same property conveyed to William S. Cannon and wife, Nelwyn N. Cannon, by deed from Richard F. Haynes, Jr., and wife, as of record in Book 3929, page 128.

This conveyance is made subject to restrictions of record in Book 1788, page 143, Book 2198, page 3 and Book 2542, page 49.

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. Except as shown above and 1975 taxes which have been prorated and assumed by Buyers.

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 14th day of February, 1975.

William S. Cannon

Nelwyn N. Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4890 PAGE 285

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

William S. Cannon and wife, Nelwyn N. Cannon

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 14th day of February, 19 75.

My commission expires: 4/23/78

Notary Public

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 $29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 75

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

C 87983

IDENTIF. REFERENCE

FEB 19 8 38 AM '75

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM WILLIAM S. CANNON AND WIFE

TO ENLOE L. BAGGETT AND WIFE

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Flr Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB 19 75 CONV 29,900.00
FEB 19 75 S'TAX A* 77.74
FEB 19 75 R'FEE A* .50
FEB 19 75 W'DEED A* 4.00 * 82.24

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