117-12
181-183

Burgert
Send Taxes to:
McCanless and Company, Inc.
P. O. Box 214
Brentwood, Tennessee 37027

mail to

This instrument was prepared by,
COVINGTON and CONWAY,
Attorneys at Law
Franklin, Tennessee

PW

D E E D

BOOK 4971 PAGE 120

FOR AND IN CONSIDERATION OF THE SUM of Twenty Thousand ($20,000.00) Dollars, paid in cash, the receipt of which is hereby acknowledged,

I, the Grantor, JAMES C. McCANLESS, JR., have bargained and sold and do hereby transfer and convey unto the Grantee, McCANLESS AND COMPANY, INC., its representatives, successors and assigns, forever, the following described tract or parcel of land, lying located and being in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Tracts Nos. 1 and 3 of the resubdivision of Lot 38 and part of lot 39 Block "M", subnumber 75-102-U, Map 117-12, parcel 181, 182, 183, and 184 according to a survey of Stanford and Associates, Inc. dated July 14, 1975.
>
> SAID LOT NO. 1 fronts 300 feet on the southerly side of Graybar Lane and runs back between parallel lines 200 feet to a deadline 100 feet which line is the Northerly margin of Lot 4, according to said survey.
>
> SAID LOT NO. 3 fronts 100 feet on the southerly side of Graybar Lane and runs back between parallel lines 200 feet to a deadline of 100 feet, said line being part of the northerly margin of Lot No. 4.
>
> SAID CONVEYANCE is subject to a 20 foot drainage and construction easement on and across the southerly portion or rear of said Lots.
>
> BEING part of the same property conveyed to James C. McCanless, Jr. by Deed of record in Book 4953, page 625, of the Register's Office of Davidson County, Tennessee.
>
> BEING ALSO part of the same property conveyed to S. Ralph Gordon, Trustee, by Deed from First American National Bank as Executor of the estate of Amelia Leskey, deceased, of record in Book 4834, page 78, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantee, McCANLESS AND COMPANY, INC., its representatives, successors and assigns, forever.

I COVENANT with the said Grantee that I am lawfully seized of said land, have a good right to convey it and that it is unencumbered.

I DO FURTHER COVENANT and bind myself, my heirs, assigns and representatives to warrant and forever defend the title to the said property to the Grantee, McCANLESS AND COMPANY, INC., its representatives, successors and assigns against the lawful claims of all persons.

STATE AND COUNTY AND CITY TAXES for the year 1975 will be pro rated as of date of Deed.

POSSESSION of premises conveyed will be given as of date of Deed.

D24399

IDENTIFICATION REFERENCE

FILED & RECORDED NOV 14 11 21 AM '75 FELIX Z. DIXON REGISTER DAVIDSON COUNTY, TENN.

WITNESS my hand on this the 14 day of NOVEMBER, 1975.

James C. McCanless, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~James C. McCanless Jr.~~ Edna M. Lockridge, a Notary Public in and for said County and State, the within named bargainor, JAMES C. McCANLESS, JR., with whom I am personally acquainted and who acknowledged that he executed the annexed instrument for the purposes therein contained.

WITNESS my hand and seal on this the 14th day of Nov., 1975.

(SEAL)

Edna M. Lockridge
Notary Public

My commission expires:

NOV 14 1975 CONV 20,000.00
NOV 14 1975 STAX A* 52.00
NOV 14 1975 RFEE A* .50
NOV 14 1975 W'DEED A* 4.00 * 56.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.

James C. McCanless, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of Nov., 1975.

Edna M. Lockridge
Notary Public

My commission expires:

May 2, 1979