This Instrument Prepared By:
DAVID B. HERBERT
Gitsle, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5172 PAGE 346

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
P/O 131-7-134	James C. McCanless	James C. McCanless Ellington Drive Franklin, Tennessee 37064
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-18165		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) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

JUL 1877 CONV 11,000.00
JUL 1877 S'TAX B* 28.60
JUL 1877 PR'FEE B* .50
JUL 1877 W'DEED B* 4.00 * 33.10

S. E. BOYCE AND WIFE, MILDRED M. BOYCE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES C. McCANLESS,

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 the westerly part of Lot "B" on the Plan of John T. Lindsley Company's Resubdivision of parts of Lots Nos. 10, 11, 14 and 15 in George W. Blair's Revised plan of Belmont Park Place, as of record in Book 1424, page 29, Register's Office for said County, and described as follows:

Beginning at a point in the East R.O.W. of Belmont Boulevard, said point being the original N.W. corner of the original property granted to Grantors herein; thence along the original line of said parcel South 88° 13' E 174.88' to a point; thence with a new line South 6° 47' W 115' to a point in the original South line of said parcel; thence with said line North 88° 23' W 174.88' to a point in the east R.O.W. of Belmont Blvd. said point being the original S.W. Corner of the original property granted to Grantors herein; thence along said R.O.W. North 6° 47' E 115' to the point of beginning and containing 20,475 square feet more or less.

Being part of the same property conveyed to S. E. Boyce and wife, Mildred M. Boyce by deed from E. E. McMath and wife, Estella B. McMath, which deed is recorded in Book 2701, page 129, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to restrictions filed for record in Book 5151, page 50, Register's Office for said County, together with any easements reserved in Ordinance Nos. 77-489 and 77-497.**

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 for the 1977 taxes which have been prorated and will be paid by Grantor.

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 15th day of July, 1977.

S. E. BOYCE

MILDRED M. BOYCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5172 PAGE 347

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named S. E. Boyce and wife, Mildred M. Boyce

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 _____ Tennessee, this, the 15th day of July, 1977.

My commission expires: 7-27-77

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 $11,000.00

Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1977

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

S. E. BOYCE AND WIFE,

MILDRED M. BOYCE

TO

JAMES C. McCANLESS

**Grantors further convey to Grantee any and all right, title or interest they may have or be entitled to any land within the bounds of Belmont Boulevard by virtue of Ordinance Nos. 77-489 and 77-497 of Metropolitan Government of Davidson County, Tennessee.

E 14974

IDENTIF. REFERENCE

JUL 18 2 57 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

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