This instrument prepared by:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5172 PAGE 358

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
P/O 131-11-38	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-18185		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 18 77	CONV	24,500.00			
JUL 18 77	S'TAX		B*	63.70	
JUL 18 77	PR'FEE		B*	.50	
JUL 18 77	R'DEED		B*	4.00	* 68.20

ERNEST F. SHARPE AND WIFE, JACQUELINE E. SHARPE,

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:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of Belmont Park Place Subdivision as of record in Book 421, pages 118 and 119, Register's Office for said County, described as follows:

Beginning at a point in the center line of Belmont Boulevard said point being the original N.W. Corner of the property granted to Grantors; thence with the original North line, South 89° E 122' to a point; thence with a new line South 6° 15' W 88.64' to a point in the original South line of said parcel; thence with said line due West 122' to the center line of Belmont Boulevard; thence along said center line North 6° 15' E 85' to the point of beginning and containing 10,075 square feet including R.O.W. for a proposed street, excluding R.O.W. 7,100 square feet.

Being part of the same property conveyed to Ernest F. Sharpe and wife, Jacqueline E. Sharpe by deed from The Travelers Insurance Company of record in Book 3676, page 233, 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.

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**

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.

Ernest F. Sharpe
ERNEST F. SHARPE

Jacqueline E. Sharpe
JACQUELINE E. SHARPE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5172 PAGE 360

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ernest F. Sharpe and wife, Jacqueline E. Sharpe 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 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 $24,500.00

Affiant

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

ERNEST F. SHARPE AND WIFE,

TO

JACQUELINE E. SHARPE

TO

JAMES C. McCANLESS

**Belmont Boulevard and Burton School Road by virtue of Ordinance Nos. 77-489 and 77-497 of Metropolitan Government of Davidson County, Tennessee, to the extent that either of said roads adjoin the property herein conveyed.

E 1469

IDENTIFICATION REFERENCE

JUL 18 3 01 PM '77

REGISTER'S OFFICE 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

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