This Instrument Prepared By:
D
Ot
23
No

BOOK 5240 PAGE 273

, Kelley, Herbert & Crawford
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7-A1-CO	Charles E. Boone Shirley Boone	Charles E. Boone Suite 706 9255 Sunset Boulevard Los Angeles, Calif. 90069
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	1211 Lone Oak Road	PROPERTY IS ☐ IMPROVED XXX 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, a receipt of which is hereby acknowledged,

JAN-5[illegible]	CONV	20,000.00			
JAN-5[illegible]	S'TAX		B*	52.00	
JAN-5[illegible]	PR'FEE		B*	.50	
JAN-5[illegible]	W'DEED		B*	4.00	* 56.50

We, JAMES C. McCANLESS and wife, BARBARA JEAN LITTLE McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES E. BOONE and wife, SHIRLEY BOONE

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. 2 on the Plan of the Hillsborough Place, Phase I, of record in Book 5190, Page 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 75 feet on the southerly margin of Lone Oak Road and extends 175.12 feet on the easterly line and 153.67 feet on the westerly line to a line in the rear measuring 75 feet thereon.

BEING part of the same property conveyed to James C. McCanless by deed from A. A. Boone and others, of record in Book 5171, Page 693, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all setback lines, easements, including sewer easements, as shown on the plat of record in Book 5190, Page 3, and Restrictions of record in Book 5151, Page 50, Register's Office for Davidson County, Tennessee.

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.

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 4th day of January, 1978.

Barbara Jean Little McCanless
Barbara Jean Little McCanless

James C. McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5240 PAGE 274

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James McCanless and wife, Barbara Jean Little McCanless

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 4th day of January, 1978.

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

$ 20,000.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 78

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

E 44734

IDENTIF. REFERENCE

JAN 5 9 19 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES C. McCANLESS

TO
CHARLES E. BOONE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty 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