This Instrument Prepared By:

[illegible] & Crawford
[illegible] L & C Tower
[illegible] 37219

BOOK 5337 PAGE 946

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7-A-11CO	Ann B. Baggett	New Owner 4701 Granny White Pike Nashville, TN. 37220
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Lt. 11 Hillsborough Place	LOAN OR ACCOUNT NO.
		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 and sufficiency of which is hereby acknowledged,

SEP 14 78	CONV	24,000.00			
SEP 14 78	S'TAX		B*	62.40	
SEP 14 78	PR'FEE		B*	.50	
SEP 14 78	W'DEED		B*	4.00	* 66.90

JAMES C. McCANLESS, JR. and wife, NANCY GAFFORD McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANN B. 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. 11 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

BEING part of the same property conveyed to James C. McCanless, Jr. by deed from James C. McCanless and wife, of record in Book 5335, Page 542, Register's Office for said County.

THIS conveyance is made subject to all setback lines, easements, including sewer easements, as shown on the plat of record in Book 5200, Page 42, and restrictions of record in Book 5151, Page 50, Book 5240, Page 165, and Book 5292, Page 134, Register's Office for Davidson County, Tennessee.

THIS conveyance is further subject to the Charter and By-Laws of Hillsborough Place Cooperative Corporation of record in Book 5342, Page 928, Register's Office for said County.

The spouse of James C. McCanless, Jr. joins in the execution of this deed conveying all of her right, title and interest in and to the above described property.

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 13th day of September, 1978.

Nancy Gafford McCanless

Nancy Gafford McCanless

James C. McCanless, Jr.

BOOK 5337 PAGE 947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. McCanless, Jr. and wife, Nancy Gafford 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 13th day of September, 1978.

My commission expires: 4-18-82

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

$24,000.00

Affiant Ann B. Baggett

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

E 8 8 7 3 1

IDENTIF. REFERENCE

SEP 14 2 18 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JAMES C. McCANLESS, JR.

TO ANN B. BAGGETT

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