25rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7A-31	Mrs. Rebecca F. Dubose	New Owner
		BOOK 5371 PAGE 584
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
Not Assigned	Lot 31, Williamsburg Court	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 of which is hereby acknowledged,

DEC-5 78 CONV 89,900.00
DEC-5 78 S'TAX B* 233.74
DEC-5 78 PR'FEE B* .50
DEC-5 78 W'DEED B* 4.00 * 238.24

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 REBECCA F. DUBOSE

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. 31 on the Plan of Hillsborough Place, Phase II, of record in Book 5200, Page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 61.13 feet on the cul-de-sac of Old Williamsburg Court and extends back 108.16 feet on the easterly line and 121.60 feet on the westerly line to a line in the rear on which it measures 84.48 feet.

BEING the same property conveyed to James C. McCanless, Jr. by deed from James C. McCanless and wife, Barbara Jean Little McCanless, of record in Book 5297, Page 533, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 5151, Page 50, Book 5240, Page 165, and Book 5292, Page 134, all of record in the Register's Office for Davidson County, Tennessee, and any existing easements of record.

THIS conveyance is further subject to the Charter and By-Laws of the Hillsborough Place Cooperative Corporation, as of record in Book 5243, Page 928, Register's Office for said County.

** See Below.

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 spouse of the above named Grantor joins in the execution of this instrument conveying all of her right, title and interest in and to the above described property.

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 1st day of December, 19 78

Nancy Gafford McCanless
Nancy Gafford McCanless

James C. McCanless, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5371 PAGE 585

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. McCanless, Jr. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of December, 1978.

My commission expires: 7-18-82

Notary Public

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 Nancy Gafford McCanless the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of December, 1978.

My commission expires: 2/23/80

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 78

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES C. McCANLESS, JR. et ux.

TO REBECCA F. DUBOSE

F-03591

IDENTIF. REFERENCE

DEC 5 2 06 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return To:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Fil 1st Fed

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