This Instrument Prepared by:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd 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-33	Albert W. Wardin ,Jr. 105 Old Williamsburg Court Nashville, TN. 37215	New Owner BOOK 5436 PAGE 547
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DA-40131		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,

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 ALBERT W. WARDIN, JR., and wife, LUCILE PEAK WARDIN

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. 33 on the Plan of Hillsborough Place, Final Plat of record in Book 5200, page 160,Register's Office for said County, to which plat reference is made for a more complete description.

Being part of the property conveyed to James C. McCanless, by deeds from Charles E. (Pat) Boone and wife, A. A. Boone and wife, as of record in Book 5171, page 693; S. E. Boyce and wife, as of record in Book 5172, page 346; Terrell G. Boyce and wife, as of record in Book 5172, page 359; Nancy R. Shipley, as of record in Book 5172, page 342; all of record in the Register's Office for said County.

This conveyance is made subject to all setback lines, easements, including sewer easements, as shown on the plan 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.

This conveyance is made further subject to the Charter and By-Laws of Hillsborough Place Cooperative Corporation, as of record in Book 5342, page 928.

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 11th day of May, 19 79

Barbara Jean Little McCanless
Barbara Jean Little McCanless

James C. McCanless

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

BOOK 5436 PAGE 548

Before me, FORREST PARKEY, a Notary Public in and for the State and County aforesaid, personally appeared the within named DEBORRA JEAN LITTLE McCANLESS AND JAMES C. 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 BRENTWOOD, Tennessee, this, the 11th day of MAY, 1979.

My commission expires: 3-29-81

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. 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 _____, this, the _____ day of May, 1979.

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

Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 1979

MY COMMISSION EXPIRES: 3-29-81 (AFFIX SEAL)

Notary Public

F 29665

WARRANTY DEED

FROM

JAMES C. McCANLESS AND WIFE

TO

ALBERT W. WARDIN, JR., AND WIFE

TITLE REFERENCE

MAY 16 2 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5436 PAGE 549

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

24500.00- CO
63.70 CO TX
.50 PRFEE
4.00 WDEED
CHECK 68.20-
3207A05/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-29665

IDENTIFICATION REFERENCE

MAY 16 2 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684332