This instrument prepared by:
Douglas A. Brace
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5459 PAGE 125

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-6-co	James C. McCanless, Jr.	New Owner Post Office Box 214 Brentwood, Tennessee 37027
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 108 Jamesborough Court	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 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 JAMES C. McCANLESS, JR.

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. 6 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 42, and revised in Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to James C. McCanless by deeds from Charles E. (Pat) Boone and wife, A. A. Boone and wife, of record in Book 5171, page 693; S. E. Boyce and wife, of record in Book 5172, page 346; Terrell G. Boyce and wife, of record in Book 5172, page 344; Ernest F. Sharpe and wife, of record in Book 5172, page 359; Nancy R. Shipley, of record in Book 5172, page 342; all of record in the Register's Office for Davidson County, Tennessee.

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 as revised in Book 5200, page 160, 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 made further subject to the Charter and By-Laws of Hillsborough Place Cooperative Corporation of record in Book 5342, page 928, 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 12th day of June, 19 79

Barbara Jean Little McCanless
Barbara Jean Little McCanless

James C. McCanless
James C. McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5459 PAGE 126

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 Nashville, Tennessee, this, the 27th day of June, 1979.

My commission expires: 2/23/80

Deborah T. Martin
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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:
$ 18,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 79

MY COMMISSION EXPIRES 2/23/80 (AFFIX SEAL)
Notary Public

Deborah T. Martin
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F: 37898
RSH
IDENTIF. REFERENCE.

JUL 2 2 50 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

37 | WARRANTY DEED | FROM JAMES C. McCANLESS ET UX. | TO JAMES C. McCANLESS, JR. | 07 P 53.30- | CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5459 PAGE 127

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

18000.00- CO
46.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 53.30-
3701A07/02/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 37898

IDENTIF. REFERENCE

JUL 2 2 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694512