BOOK 5461 PAGE 856

BOOK 5352 PAGE 241

CHECK

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JOSEPH SELIGMAN and Wife,

LILLIAN SELIGMAN

TO

JAMES C. McCANLESS, JR.

For draftsman's use

mail
David J. Levine, Attorney
Suite 1119 Stahlman Building
211 Union Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. McCanless, Jr. (NAME)	Same (NAME)	104-8-288 Js
P.O. Box 214 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Bk. No.
Brentwood, Tenn 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W-15985

(FOR REGISTER'S USE)

E 94990.

IDENTIF REFERENCE

Oct 18 10 47 AM '78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,000.00 David J. Levine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1978.

W. W. Notary Public

MY COMMISSION EXPIRES: Nov 9 1981

(AFFIX SEAL)

For and in Consideration of the sum of Twenty-two thousand and no/100---------- ---------- DOLLARS cash in hand paid by the Grantee herein, the receipt of all of which is hereby acknowledged.

We, Joseph Seligman and Wife, Lillian Seligman, have bargained and sold, and by these presents do transfer and convey unto the said James C. McCanless, Jr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 42 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's office for said County.

Said part of Lot No. 42 fronts 55 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, with the southerly margin of Weston Avenue, 157-1/4 feet, more or less, to an alley.

Being the same property conveyed to Joseph Seligman and wife, Lillian Seligman by deed from Mrs. Ruth Taylor and Mrs. Annette Highsmith of record in Book 2879, page 198, Register's office for Davidson County, Tennessee.

OCT 18 80	CONV	22,000.00			
OCT 18 80	S'TAX		B*	57.20	
OCT 18 80	PR'FEE		B*	.50	
OCT 18 80	W'DEED		B*	4.00	* 61.70

Rerecord
BOOK 5461 PAGE 851
BOOK 5352 PAGE 242

WD-2

This is unimproved (X) improved ( ) property, known as 17th Ave., South and Horton Ave., Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. McCanless, Jr. his heirs and assigns, forever.

And we do covenant with the said James C. McCanless, Jr., as aforesaid, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1978 taxes which are being prorated.

And we, Joseph Seligman and wife, Lillian Seligman do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said James C. McCanless, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand on this 22nd day of September, 19 78

/Joseph Seligman
Lillian Seligman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David J. LEVINE, a Notary Public in and for said County and State, the within named Joseph Seligman and wife, Lillian Seligman

the bargainors, 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 22nd day of September, 19 78.

David J. Levine, Notary Public

Commission expires 2-11-80

DAVID J. LEVINE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in this day of , 19 .

, Notary Public

Commission expires .

FELIX Z. ALLISON II REGISTER DAVIDSON COUNTY, TENN.
JUL 9 12 24 PM '79

IDENTIFICATION REFERENCE

F 38851

Re Recd