...B. HERBERT

BOOK 5467 PAGE 154

...Floor, L & C Tower
...ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7-A-10 C.O.	Mr/Mrs Michael J.Kettenring	Third National Mortgage Co. P. O.Box 2628 Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-40106	101 Jamesborough Court	77910
		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, JR., and wife, NANCY GAFFORD McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL J. KETTENRING and wife, CATHERINE V. KETTENRING

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Being Lot No. 10 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 42, which plan was superseded by Plan of record in Book 5200, page 160, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed toJames C. McCanless, Jr., by deed from James C. McCanless and wife, Barbara Jean Little McCanless, as of record in Book 5297, page 533.

This conveyance is made subject to restrictions of record in Book 5151, page 50; Book 5240, page 165; Book 5292, page 134 and Book 5332, page 212.

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 3rd day of July, 1979.

James C. McCanless, Jr.

Nancy Gafford McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5467 PAGE 155

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 13th day of July, 19 79.

My commission expires: 1-18 82

Donna Elaine Lewis
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 13th day of July, 19 79.

My commission expires: 1-18-82

Donna Elaine Lewis
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 79

MY COMMISSION EXPIRES: 1-18-82 (AFFIX SEAL)

Donna Elaine Lewis
Notary Public

F. 40781

WARRANTY DEED

FROM JAMES C. McCANLESS, JR., AND WIFE

TO MICHAEL J. KETTENRING AND WIFE

IDENTIF. REFERENCE

JUL 18 1 46 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 5467 PAGE 156

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
			115000.00- CO	
			299.00 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 305.50-	
7296A07/18/79			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.407811

IDENTIF. REFERENCE T

JUL 18 1 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698003