THIS INSTRUMENT PREPARED BY:
DOUGLAS A. GRACE
GRACE, KELLEY, HERBERT & CRAWFORD
2[illegible] FLOOR, L & C TOWER
NASHVILLE, TENN. 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 13	James C. McCanless, Jr.	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 37215 P.O. Box 15013 - Zip	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

BOOK 5647 PAGE 879

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 consideration, 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. 13 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 said County, to which plat reference is hereby 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 345; Terrell G. Boyce and wife, as of record in Book 5172, page 344; Ernest F. Sharpe 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, 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.

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.

Attorney-in-Fact for the said James C. McCanless, Sr., by Power of Atty. recorded in Book 5459, page 250, Register's Office Davidson County, TN.

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 8th day of September, 19 80.

Barbara Jean Little McCanless
Barbara Jean Little McCanless

James C. McCanless
By: James C. McCanless, Jr., Atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5647 PAGE 880

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ 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

Barbara Jean Little 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

this, the 6th day of Sept., 1980.

My commission expires: 7-27-81 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19__

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

G 0 6 4 6 8

IDENTIF. REFERENCE

SEP 8 9 51 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES C. McCANLESS AND WIFE

TO

JAMES C. McCANLESS, JR.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of September, 1980, before me personally appeared James C. McCanless, Jr., to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of James C. McCanless, Sr., and acknowledged that he executed the same as the free act and deed of the said James C. McCanless, Sr.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission expires: 7-27-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5647 PAGE 881

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 58.50-	
			D60:AD9/08/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G06468

T

IDENTIF. REFERENCE

SEP 8 9 52 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 778517