Book 5883 Page 103

mail

SEND TAX BILLS:
FEDERAL LAND BANK
171 West Broadway
Gallatin, TEnnessee 37066
ADDRESS NEW OWNER:
STEVE ALLEN MARKHAM
858 Preston Road
Nashville, Tennessee

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map Parcel No.
174-132
174-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JACK SANFORD MC CANLESS AND WIFE, DEBORAH D. MC CANLESS, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto STEVE ALLEN MARKHAM AND WIFE, BOBBIE E. MARKHAM, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Tract no. 1: Land in Davidson County, Tennessee, described according to a survey in part by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1960, and April 6, 1981 and known as Job No. 81-085 as follows:

Beginning at an iron pin on the easterly margin of Preston Road (25' easterly from the centerline), said point of beginning being 1594.33' southerly from the intersection of the margins of the said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road S. 82 degrees 36' 23" East 1,274.24' to an iron pin in the original easterly line of the Culbertson land; thence with the original easterly line of said Culbertson, the following three calls: S. 04 degrees 57' 03" W. 55.07' to an iron pin; thence S. 04 degrees 55' 12" W. 579.84' to an iron pin; thence S. 05 degrees 51' 56" W. 615.00' to a point in the center of Turkey Creek; thence with the center of said Creek S. 65 degrees 41' 04" E. 18.78' to a point at water gap; thence leaving the center of said creek and with the line of the Samuel L. Lewis land, of record in Deed Book 5386, Page 618, Register's Office for Davidson County, Tennessee, the following four calls: S. 33 degrees 16' 21" W. 15.00' to an iron pin; thence S. 86 degrees 26' 08" W. 44.53' to an iron pin thence S. 65 degrees 43' 07" W. 42.47' to an iron pin; thence S. 86 degrees 51' 44" W. 143.57' to an iron pin; thence leaving Lewis' line N. 05 degrees 14' 12" E. 390.68' to an iron pin; thence severing the Dornan land S. 84 degrees 45' 48" E. 100.0' to a point; thence N. 05 degrees 14' 12" E. 528.00' to a point; thence N. 84 degrees 45' 48" W. 50.00' to a point; thence N. 05 degrees 14' 12" E. 355.42' to a point; thence N. 82 degrees 36' 23" W 1108.17' to a point on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road N. 04 degrees 49' 05" E. 50.05' to the point of beginning, containing 6.07 acres, more or less.

Tract II: Land in Davidson County, Tennessee, and being described according to a survey, in part by J. Bruce Rainey, Surveyor #823, dated April 23, 1980, and April 6, 1981, and

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

Beginning at an iron pin on the easterly margin of Preston Road (25' easterly from the centerline), said point of beginning being 1,644.38' southerly from the intersection of the margins of the said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road S. 82 degrees 36' 23" E. 1108.17' to a point; thence S. 05 degrees 14' 12" W. 355.42' to a point; thence S. 84 degrees 45' 48" E. 50.00' to a point; thence S. 05 degrees 14' 12" W. 528.00' to a point; thence N. 84 degrees 45' 48" W. 100.00 feet to a point in the original line of the Dornan land; thence with Dornan's original line the next two calls; N. 05 degrees 14' 12" E. 731.16' to an iron pin; thence N. 81 degrees 01' 32" W. 1058.72' to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road, N. 04 degrees 49' 05" E. 124.95' to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Jack Sanford McCanless and wife, Deborah D. McCanless, by two deeds from Charles R. Dornan, a single person; one of which appears of record in Book 5732, Page 838, and the other of record in Book 5815, Page 781, of record in the Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5828 , Page 470, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

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IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands on this the 6 day of May, 1982, at Hendersonville, Tennessee.

Jack Sanford McCanless
JACK SANFORD MC CANLESS

Deborah D. McCanless
DEBORAH D. MC CANLESS

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named JACK SANFORD MC CANLESS AND WIFE, DEBORAH D. MC CANLESS the bargainor, 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 Hendersonville, this the 6 day of May, 1982.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 81,843.92.

Steve A. Markham
AFFIANT

Subscribed and sworn to before me, this the 7 day of May, 1982

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

NOTARY PUBLIC SUMNER COUNTY

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN
MAY 10 9 45 AM '82
REGISTER

IDENTIFICATION REFERENCE

G 9 0 5 5 1

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

RECEIVED OF _____

FOR _____ BOOK 5883 PAGE 106

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			81643.52= CO	
			212.68 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 222.18=	
			6166A05/10/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9 0 5 5 1

IDENTIF. REFERENCE

MAY 10 9 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 880148