B0717

RETURN TO METROPOLITAN FEDERAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $ 33400.00 .

Affiant

Subscribed and sworn to before me, this 7th day of March, 1984.

Notary Public

My Commission expires: 10-19-86

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Allen Earps Builders, Inc. 3031 Smith Springs Rd Antioch, TN 37013	Metropolitan Federal Savings and Loan Assn. 230 Fourth Avenue, North Nashville, TN 37219	131-7A-12

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **JAMES C. MCCANLESS AND WIFE, BARBARA JEAN MCCANLESS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALLEN EARPS BUILDERS, INC.,** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 42, and revised in Book 5200, apge 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 346; 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, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1983 taxes.

2. Water line easement and water tap conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 5366, page 556, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions, and restrictions including but not limited to assessments, charges and liens, contained in an instrument of record in Book 5151, page 50, Book 5240, page 165, and Book 5292, page 134, as amended in Book 5332, page 212, and further subject to a Charter of record in Book 5243, page 928, said Register's Office.

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4. The Plan of record in Book 5200, page 160, shows an owner's certificate, a 20-foot minimum building setback line from Jamesborough Place and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, a 5-foot minimum building setback line along the easterly and westerly lines of said lot; a 20-foot rear building setback line, a 15-foot electrical easement along the southerly line, and refers to a Master Deed and By-Laws.

This is improved property, known as _____
(House Number) (Street)

_____
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and we do covenant with the said Grantee 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 7th day of March, 1984.

James C. McCanless

Barbara Jean McCanless

JAMES C. McCANLESS **BARBARA JEAN McCANLESS**

By: James C. McCanless, Jr.
Attorney-in-Fact

By: James C. McCanless, Jr.
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James C. McCanless, Jr., to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of James C. McCanless and wife, Barbara Jean McCanless, and acknowledged that they executed the same as the free act and deed of the said James C. McCanless and wife, Barbara Jean McCanless.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of March, 1984.

Cynthia R Lauer
Notary Public

CYNTHIA
My Commission Expires
10/9/86

108384

IDENTIF. REFERENCE

MAR 13 2 49 PM '84

FILED AND RECORDED
DAVIDSON CO. TENN.

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

RECEIVED OF _____

FOR _____

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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

33400.00- CAMT.
86.84 CSTAX
.50 PRFEE
9.00 ADEED
CHECK 96.34-
9636A03/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 3 8 4

IDENTIF. REFERENCE

MAR 13 2 50 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 19652