This deed prepared by: ( CER) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

File 4

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**SAFECO TITLE INSURANCE COMPANY**

# WARRANTY DEED

AE #7516
FILE NO. ~~ERM #0497~~AB-80-12955

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 22nd day of May, 19 84, between JAMES ROSS CANNON, ET UX and PERKIE B. CANNON

of the County of DAVIDSON, and State of TENNESSEE as party or parties of the first part, hereinafter called Grantor, and

RAYMOND J. BARBER AND WIFE, BELINDA C. BARBER,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

BEING Lot No. 2 and part of Lot No. 1, Goodlettsville Heights, Section 3, as of record in Plat Book 1835, Page 98 and Book 2436, Page 267, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co. dated January 24, 1983 as follows:

BEGINNING at a point in the easterly margin of Garrett Drive, said point being 160.5 feet south of Moss Trail Road; thence northeasterly 262.2 feet to a point; thence southeasterly 204.6 feet to a point; thence southwesterly 31.0 feet to a point; thence northwesterly 392.3 feet to the easterly margin of Garrett Drive; thence northerly 70.0 feet to a point along the easterly margin of Garrett Drive; thence continuing northerly 70.0 feet to the point of beginning.

This conveyance is made subject to restrictive covenants and easements of record.

BEING the same property conveyed to James Ross Cannon and wife, Perkie B. Cannon, by deed from Loyd E. Thomas and wife, Carol W. Thomas, of record in Book 6022, Page 546, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Kissell Company, of record in Book 6022, page 549, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

05/32 214.50 - ESCX

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| Address of Grantee | Mail Tax Notice to | Map Parcel No. |
|---|---|---|
| Raymond J. Barber et ux<br>127 Garrett Drive<br>Goodlettsville, TN 37072 | The Kissell Company<br>30 Warder Street<br>Springfield, Ohio 45501 | 25-16<br>37<br>GO-3520 |

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

I 2 5 1 8 4

IDENTIF. REFERENCE

MAY 30 11 13 AM '84

James Ross Cannon
JAMES ROSS CANNON

Perkie B. Cannon
PERKIE B. CANNON

STATE OF
COUNTY OF Davidson

On this the 22 day of May, 19 84, before me personally appeared JAMES ROSS CANNON, ET UX and PERKIE B. CANNON to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and notarial seal.

Martha Lee Beck
Notary Public

My Commission Expires:

10/30/84

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 80,000., which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Perkie B. Cannon

Subscribed and sworn to before me on this the 22 day of May, 19 84.

Martha Lee Beck
Notary Public

My Commission Expires:

10/30/84

# 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 |
|---|---|---|---|---|
| | | | 80000.00- CONT. | |
| | | | 208.00 CSTAX. | |
| | | | .50 PRFEE | |
| | | | 6.00 MOSCD | |
| | | | CHECK | 214.50- |
| 0346A05/30/84 | | | CSL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 5 1 8 4

IDENTIF. REFERENCE

11 13 AM '84

MAY 30

No. 0039767