THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

7006 08/31/82 5:00 CHECK

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| J. Carl Cannon<br>104 Craighead Avenue<br>Nashville, TN. 37205 | Commerce Union Bank<br>One Commerce Pl, Real Est. Div<br>Nashville, TN. 37239 | MAP 104-5<br>PARCEL 269<br>26W-3105 |

BOOK 6371 PAGE 955

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILIP W. FELTS, executor with full power hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. CARL CANNON and wife, LESA CANNON hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the northerly 50 feet of the southerly 60 feet of Lot No. 447 on the map of Richland Realty Co.'s Division "C", of record in Book 421, page 31, Register's Office for said County.

SAID part of Lot No. 447 fronts 50 feet on the northeasterly margin of Craighead Avenue and extends back 220 feet, more or less, on the northwesterly line and 216 feet, more or less, on the southeasterly line to an alley in the rear, measuring 54 feet thereon.

BEING the same property conveyed to S. L. Felts and wife, Jane Jackson Felts by Installment Deed from P. W. Jakes and wife, Leila Mae Jakes, of record in Book 720, page 272, said Register's Office. S. L. Felts has died. Jane Jackson Felts has subsequently died and devised said property to Philip W. Felts and Sam L. Felts, Jr., by Will of record in Will Book 140, page 274, Probate Court Clerks Office for said County.

This is (un)improved property, known as 104 Craighead Avenue, Nashville, TN. 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of August, 1984.

Philip W. Felts, Executor

Philip W. Felts, Executor

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 30th day of August, 1984, before me personally appeared Philip W. Felts, Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 11-17-84

Notary Public

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6371 PAGE 956

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

J. Carl Cannon
Affiant

Subscribed and sworn to before me, this the 30th day of August, 1984.

My Commission Expires: 11-17-84

_____
Notary Public

J. WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I 4 6 8 9 5

T
IDENTIF. REFERENCE

AUG 31 | 02 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

PHILIP W. FELTS, Executor

to:

J. CARL CANNON, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

# OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6371 PAGE 957

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 |
|---|---|---|---|---|
| | | | 60000.00- CAPT. | |
| | | | 156.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTD | |
| | | | CHECK | 162.50- |
| 7006A08/31/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 8 9 5.

IDENTIF. REFERENCE

AUG 31 | 02 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0065631