This Instrument was prepared by
Douglas A. Brace
Details: Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

6076

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7-A-17	C & S Associates c/o Robert Scruggs Suite 1200 One Commerce Place Nashville, TN. 37239	New Owner BOOK 6603 PAGE 408
FIELD BOOK NUMBER(S) 16DA-40113	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

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 considerations, the receipt of which is hereby acknowledged,

JUL 10 1985 7:7 1
IDENTIF. REFERENCE
JUL 10 3 39 PM '85
FELIX A. LEVY II REGISTER
DAVIDSON COUNTY, TN

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 C & S ASSOCIATES, a general partnership comprised of Joe Vaulx Crockett, III, and Robert L. Scruggs and Joyce W. Scruggs

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. 17 on the Plan of Hillsborough Place, Phases II and III, as of record in Book 5200, page 42 and revised in Book 5200, page 160, Register's Office for said County, to which 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, ms 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.

This conveyance is made subject to Declarations 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 and Book 5240, page 165 and Book 5292 page 134, as amended in Book 5332, page 212 and further subject to Master Deed of record in Book 5243, page 928, and By-Laws in Book 5342, page 928.

NOTE: Attorney-in-Fact for the said James C. McCanless and wife, Barbara Jean Little McCanless, by Power of Attorney recorded in Book 5244, page 767, Register's Office for Davidson County, Tennessee.

This instrument prepared by Douglas A. Brace, Attorney at Law, 23rd Floor, L & C Tower, Nashville, Tennessee, upon information furnished by the parties herein.

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., Except 1985 taxes which have been prorated and assumed by Grantee.

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 10th day of July 19 85.

James C. McCanless

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

Barbara Jean Little McCanless

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6500 PAGE 403

On this 10th day of July, 1985, before me personally appeared James C. McCanless, Jr., to me known to be the person who executed the foregoing instrument, in behalf of James C. McCanless and wife, Barbara Jean Little McCanless, and acknowledged that he executed the same as the free act and deed of the said James C. McCanless and wife, Barbara Jean Little McCanless.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My commission expires: 4-20-86

STATE OF _____
COUNTY OF _____

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

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 36,000.00 Robert L. Crump
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10t DAY OF July, 19 85

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JAMES C. McCANLESS AND WIFE

TO

C & S ASSOCIATES, a general partnership

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6603 PAGE 410

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

360[illegible].00-	CAPIT.	
93.60	CSTAX	
.50	PRFEE	
6.00	WDEED	
	CHECK	100.10-
6469A07/10/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I: 9 7. I

IDENTIF. REFERENCE

JUL 10 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152706