INSTRUMENT PREPARED BY:
las A. Brace
~~Kelley, Herbert & Crawford~~
Floor, Noel Place
ourth Avenue North
ashville, TN 37219-2196

BOOK 6991 PAGE 818

Mortgagee: Mr/Mrs James C.McCanless,Sr.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7-A Par 7 Is	James C. McCanless, Jr. P.O. Box 150013 NASH., TN 37215	James C. McCanless, Jr. P. O. Box 150013 Nashville, TN 37215
FIELD BOOK NUMBER(S)	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,

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
SEP 26 11 42 AM '86

IDENTIFICATION REFERENCE

46741

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 JAMES C. McCANLESS, JR.

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. 7 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, 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, 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.

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.

This instrument prepared by Douglas A. Brace, Attorney at Law, Third Floor Noel Place, 200 Fourth Avenue, North, 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.

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 20th day of September, 1986.

James C. McCanless

Barbara Jean Little McCanless
Barbara Jean Little McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. McCanless and wife, Barbara Jean Little McCanless

the bargainor(s), 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 _____, this, the 20th day of September, 19 86.

My commission expires: 3-11-90

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS: $165,000 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September, 1986

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
JAMES C. McCANLESS, SR. AND WIFE

TO
JAMES C. McCANLESS, JR.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Boyd 36

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 _____

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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

165000.00- CAMT
462.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 468.50-
7261A09/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4674 I

IDENTIFICATION REFERENCE

SEP 26 11 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299956