BOOK 7953 PAGE 989

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Frank M. Bess 470 Morton Ave. Nashville, TN	S. A. M. E. 139 Lyle Park Nashville, Tn 37211	119-13 132 6DA-37142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Anna Belle McCanless, an unmarried widow**, have bargained and sold, and by these presents do transfer and convey unto the said **Frank M. Bess Jr.,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 63 and 64 on the Plan of College Heights as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

Included in but specifically **excluded** from this conveyence is that portion previously conveyed to M.L. Hale of record in Book 3802, Page 807 and by Affidavit of Record in Book 3802, Page 811, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, a portion of Lot No. 64 on the plan of College Heights, as of record in Book 332, page 19, Register's Office for said County. Said portion of Lot No. 64 as shown by an unrecorded survey made by Hickerson-Miller, Engineers and Surveyors, dated September 20, 1958, more particularly described as follows:

Commencing at a point in the northerly margin of Morton Street, and the westerly margin of an alley; thence along said alley, in a northerly direction a distance of 192.9 feet to a point; said point being a common point in the intersection of two alleys; thence along the back of Lot No. 64 and 10 foot of the easterly back line of Lot No. 63; running along the southerly margin of the second mentioned alley, a total distance of 41 feet; thence south 11 deg. 45' east a distance of 178.0 feet to an iron pin in the northerly margin of Morton Street; thence along the northerly margin of Morton Street, in an easterly direction a distance of 84.9 feet to a point of orgin.

The **purpose of this conveyence** is to convey the remaining portions of Lots Nos. 63 and 64 on the Plan of College Heights, as of record in Book 332, Page 19, said Register's Office. No metes and bounds of the legal description being available without an accurate survey.

Being Part of the property conveyed to George Sidney McCanless and wife, Anna Belle McCanless by deed from Landa J. Coleman, a widow, of record in book 965, Page 279, Register's Office for Davidson County, Tennessee. The said George Sidney McCanless having since died.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **470 Morton Ave., Nashville, TN**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 2 day of October, 1989.

X Anna Belle McCanless

ANNA BELLE MCCANLESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Belle McCanless, an unmarried widow, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of October, 1989.

Linda A. Waller
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires Nov. 10, 1991

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $17,000.00

Frank M. Berry
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF October, 1989.

Rick M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

71540

IDENTIFICATION REFERENCE

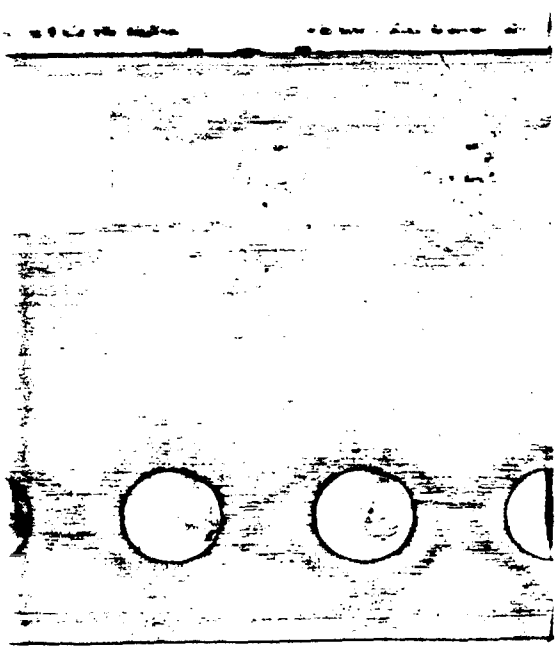
OCT 4 10 39 AM '89
DAVIDSON COUNTY, TN

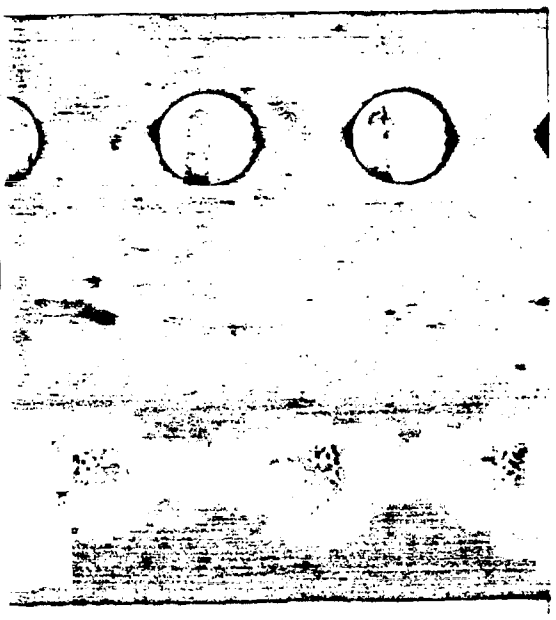
2806 10/04 0101 03CHECK 63.10

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858





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

RECEIVED OF _____

FOR _____

BOOK 7953 PAGE 991

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 17000.00
CON TX 56.10
PRFEE 1.00
WDEED 6.00
TOTAL 63.10
CHECK 63.10

10/04/89 01 10:31 0001 2806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1540

IDENTIFICATION REFERENCE

OCT 4 10 29 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255018