WARRANTY DEED

BOOK 11139 PAGE 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark King		32
(NAME)	(NAME)	
Tract 5 Kidd Road	2132 Kidd Rd	2
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James C. McCanless

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark King and wife, JoAnn King

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tract or parcel of land, lying and being situated in the Seventeenth Civil District of Williamson County, Tennessee, being described according to a grid stake on Tract 5 James McCanless Property done by Claiborne K. McLemore, Surveyor No. 219.

Beginning at a point in the northerly margin of Kidd Road, thence leaving said road N 3 degrees 24 minutes E 965.5 feet to a new pin; thence along a new line a total of 142 feet to a point in the east line; thence S 3 degrees 24 minutes E 965.5 feet to Kidd Road; thence along Kidd Road a distance of 143.9 feet to the point of beginning, containing 5.06 acres, more or less.

Being the same property conveyed to James C. McCanless by deed from Ethel M. Grigsby, Clerk and Master of the Chancery Court of record in Book 222, page 139, Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

98 OCT -2 PM 12:48
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0495302

unimproved (X)
This is improved ( ) property, known as Tract 5 Kidd Road, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 20th day of April, 19 95

James C. 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 James C. McCanless

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 1995.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

8681 10/02 0101 03CHECK 10.00

State of Tennessee, County of WILLIAMSON
Received for record the 28 day of
APRIL 1995 at 8:08 AM. (REC# 133427)
Recorded in official records
Book 1284 Page 645- 646
Notebook 54 Page 275
State Tax $ 111.00 Clerks Fee $ 1.00,
Recordins $ 8.00, Total $ 120.00,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING