Davidson County DEEDWARR
Recvd: 11/04/04 08:37 4pgs
Fees:23.00 Taxes:777.00
20041104-0132897

THIS INSTRUMENT PREPARED BY:
Eric E. Rogers
P.O. Box 280240
709 Taylor Street
Nashville, TN 37228

FROM: Eugene C. Cannon and India B. Cannon (Collectively "GRANTOR")

TO: John Trim ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID
1404 Paris Avenue Nashville, TN 37212	Same	11801007300

WARRANTY DEED

WHEREAS, Lou Dora Cannon is the current owner of record of the property described below (the "Property");

WHEREAS, Lou Dora Cannon died testate on January 16, 2004, and her Last Will and Testament was duly probated as Docket No. 04P-480 in the Probate Court Clerk's Office for Davidson County, Tennessee.

WHEREAS, Eugene C. Cannon and India B. Cannon are children and beneficiaries under said Last Will and Testament and have signed an affidavit attesting to their being surviving beneficiaries, said affidavits being attached as Exhibits "A" and "B" to this Warranty Deed; and

WHEREAS, the undersigned, Eugene C. Cannon and India B. Cannon desire to transfer and convey their respective interests in the Property to John Trim.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the total sum of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Eugene C. Cannon and India B. Cannon, have bargained and sold, and by these presents do transfer and convey unto John Trim, his heirs, successors 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 Lot No. 46 of the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.
>
> SAID Lot No. 46 fronts 62.5 feet on the northerly side of Paris Avenue, and runs back between parallel lines, 130.5 feet to an alley.
>
> BEING the same property conveyed to Willie D. Cannon and wife, Lou Dora Cannon, by deed of record in Book 4192, page 708, Register's Office for Davidson County, Tennessee, the said Willie D. Cannon having predeceased Lou Dora Cannon and the said Lou Dora Cannon having since died. The Will of Lou Dora Scruggs Cannon, also known as Lou Dora Cannon, of record in Docket No. 04P-480, Davidson County Clerk's Office devises the subject property to Eugene C. Cannon and India B. Cannon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Trim, his heirs, successors and assigns, forever.

And they do covenant with the said John Trim, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And they do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said John Trim, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of Oct., 2004.

Eugene C. Cannon, Individually, as Executor of the Estate Of Lou Dora Scruggs Cannon and as Beneficiary of the Estate of Lou Dora Scruggs Cannon

India B. Cannon, Individually and as Beneficiary of the Estate of Lou Dora Scruggs Cannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Eugene C. Cannon, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 29th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 27 JAN 2007

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named India B. Cannon, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 29th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 27 JAN 2007

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 27 JAN 2007

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Nashville, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Davidson County, Tennessee.

(2) My mother, Lou Dora Cannon, died on January 16, 2004.

(3) At the time of her death my mother was the owner of the real property described in the attached Warranty Deed. The undersigned, being a child and beneficiary of the deceased, received said property in accordance with the terms of the Last Will and Testament of Lou Dora Scruggs Cannon, also known as Lou Dora Cannon.

(4) The actual consideration paid for this transfer is $210,000.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

10/29/2004
Date

Eugene C. Cannon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Eugene C. Cannon, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 29th day of October, 2004.

NOTARY PUBLIC

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 27 JAN 2007

EXHIBIT "B"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Nashville, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Murfreesboro, Rutherford County, Tennessee.

(2) My mother, Lou Dora Cannon, died on January 16, 2004.

(3) At the time of her death my mother was the owner of the real property described in the attached Warranty Deed. The undersigned, being a child and beneficiary of the deceased, received said property in accordance with the terms of the Last Will and Testament of Lou Dora Scruggs Cannon, also known as Lou Dora Cannon.

(4) The actual consideration paid for this transfer is $210,000.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

10-28-04
Date

India B. Cannon
India B. Cannon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named India B. Cannon, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 28th day of October, 2004.

Susan M. Hanley
NOTARY PUBLIC

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 27 JAN 2007