STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/30/06 11:44 2 pgs
Fees:13.00 Taxes:462.50

20060630-0078492

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
David F. Cannon	David F. Cannon	119-05-0
316 Elberta Street	2006 Ridley Boulevard	GROUP
Nashville, Tennessee 37210	Nashville, Tennessee 37203	PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Twenty Five Thousand Dollars and Zero Cents ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Noble Ray Carson and wife, Evelyn Carson a/k/a Evelyn D. Carson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David F. Cannon and wife, Toby G. Cannon, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 87.0 feet of Lot No 5, Block 28, on the Map of Re-Subdivision of part of Cumberland Nurseries of record in Book 161, page 166, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 87.0 feet on the northerly side of Elberta Street and runs back between parallel lines 248.0 feet to a dead line.

BEING the same property conveyed to Noble L. Carson et ux, Maggie Mae Carson and Robert N. Clement et ux, Mary Clement, by deed dated August 31, 1988, from L.H. Hardwick, Sr. of record in Book 7653, page 499, Register's Office for Davidson County, Tennessee; the said Robert N. Clement and wife, Mary Clement, having since conveyed their one-half undivided interest in subject property to Noble R. Carson and wife, Evelyn D. Carson by deed September 28, 1989, of record in Book 7962, page 699, said Register's Office; the said Noble L. Carson having since died on Mary 30, 1990, and the said Maggie Mae Carson having since died intestate on April 16, 2000, survived by her children as her sole heirs at law, to wit; Montelle Hardwick, Ruth Strickland, Noble Ray Carson, Joe Carson and Mary Crews Clement; the said Montelle Hardwick, Ruth Strickland, Noble Ray Carson, Joe Carson and Mary Naomi Crews having since conveyed their interest in the subject property to Noble Ray Carson and wife, Evelyn Carson by deed dated June 30, 2000, of record as Instrument No. 20000705-0066668 in said Register's Office

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 316 Elberta Street, Nashville, Tennessee 37210

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 our hands this 23rd day of June, 2005.

Noble Ray Carson

Evelyn Carson a/k/a Evelyn D. Carson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Noble Ray Carson and Evelyn Carson a/k/a Evelyn D. Carson, the bargainor, 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 23rd day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

