This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

F-313

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-138	Mr/Mrs Carlos A. Craft 6301 Pennsylvanie Avenue Nashville, Tennessee 37209	BOOK 4355 PAGE 361 new owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-42882	423 Wilclay Drive	PROPERTY IS [X] 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 all of which is hereby acknowledged,

JOHN C. CUNNINGHAM and wife, WYNONA P. CUNNINGHAM, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARLOS A. CRAFT and wife, MARY S. CRAFT,

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 838 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68.

Said Lot No. 838 fronts 76.33 feet on the southerly side of Wilclay Drive and extends back 200.0 feet on the westerly line and 168.5 feet on the easterly line, to a line in the rear on which it measures 98.62 feet.

Being part of the property conveyed to John C. Cunningham and wife, Wyonna P. Cunningham, by deed from David A. Floyd and James E. White, a partnership, d/b/a Town & Country Homes, as of record in Book 4353, page 211.

This conveyance is made subject to restrictions of record in Book 4017, page 699.

Wyonna P. Cunningham and Wynona P. Cunningham, are one and the same person.

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, except for 1969 Metro Taxes which have been prorated and assumed by the Buyers.

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 4th day of August, 1969.

Wynona P. Cunningham
Wynona P. Cunningham

John C. Cunningham
John C. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

John C. Cunningham and wife, Wynona P. Cunningham

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 Nashville, Tennessee, this, the 4th day of August, 1969.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

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

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1969

MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
F-313

FROM JOHN C. CUNNINGHAM and wife

TO CARLOS A. CRAFT and wife

A 49802

IDENTIF. REFERENCE

AUG 5 12 27 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-5	G-5	CONV	17,000.00		
AUG-5	G-5	S'TAX	A*	44.20	
AUG-5	G-5	PR'FEE	A*	.50	
AUG-5	G-5	W'DEED	A*	3.00	* 47.70

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

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____.

_____
Notary Public

My commission expires: