BOOK 1494 PAGE 24 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,869.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 71.

Notary Public

~~MY COMMISSION EXPIRES:~~ Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BOBBY C. CUNNINGHAM, ATTORNEY: 246 WILLOW LANE, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna P. Brown (NAME)	Advance Mortgage Corporation (NAME)	Map 119-14
3007 Wingate Avenue (STREET ADDRESS OR ROUTE NUMBER)	500 First National Bldg. (STREET ADDRESS)	Par. 131
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan 48226 (CITY) (STATE) (ZIP)	PW

FOR AND IN 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, BOBBY CLIFTON CUNNINGHAM and wife, CLARA CUNNINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDNA P. BROWN, a widow

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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Tuggle Heights, as of record in Book 1130, page 90, Register's Office for said County.

SAID Lot No. 46 fronts 60 feet on the westerly side of Wingate Avenue and extends back 144.5 feet on the north line and 144.8 feet on the south line, to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to Bobby Clifton Cunningham and wife, Clara Cunningham, by deed from Earl C. Shacklett and wife, Helen B. Shacklett, of record in Book 3769, page 414, Register's Office for Davidson County, Tennessee.

This is ~~unimproved ( )~~ improved (XX) property, known as 3007 Wingate Avenue, Nashville, Tennessee 37211
(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 our hands this 14 day of April, 19 71

Bobby Clifton Cunningham
Bobby Clifton Cunningham

Clara Cunningham
Clara Cunningham

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Clifton Cunningham and wife, Clara Cunningham

the bargainors, 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 14 day of April 1971

Commission expires July 31 1974

James E. Hea
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
BOBBY CLIFTON CUNNINGHAM and wife,

CLARA CUNNINGHAM

TO
EDNA F. BROWN, a widow

B 1 1 2 6 6

IDENTIF. REFERENCE

APR 16 1 12 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 16 71	CONV	10,869.39				
APR 16 71	S'TAX		A*	28.34		
APR 16 71	PR'FEE		A*	.50		
APR 16 71	W'DEED		A*	3.00	*	31.84