THIS INSTRUMENT PREPARED BY
CARL C CUNNINGHAM - 228 Shady Grove, Donelson, Tenn. 37214
mail to

WARRANTY DEED

BOOK 4665 PAGE 661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Carl Cunningham, et ux	The Lomas & Nettleton Company	Map 95-4
(NAME)	(NAME)	
224 McGavock Pike	3200 Pacific Avenue	Pal- 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37214	Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten (10) ..... *Dollars,*

and other good and valuable consideration including the assumption of a loan secured by a deed of trust as evidenced by an instrument of record in Book 4484, page 689, R.O.D.C.

I, George D. Jennings, Single

have this day bargained and sold, and do hereby transfer and convey unto the said Carl Cunningham and wife, Kathleen Cunningham, their ..... ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in the Third Civil District of Davidson County, Tennessee, being Lot No. 228 on the plan of Merry Oaks Subdivision, of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 228 fronts 132.4 feet along the westerly margin of McGavock Pike and runs back between lines measuring 247.2 feet on the southerly line and 234.3 feet on the northerly line to a line in the rear, measuring 70.9 feet thereon.

Being the same property conveyed to Randolph R. Burch, Jr., and wife, Peggy L. Burch, by deed from First American National Bank, executor, estate of Will A. Strasser, of record in Book 4487, page 687, R.O.D.C.

Grantees take this property subject to restrictions of record in Book 1855, page 377; Book 415, page 145; Book 1846, page 109; Book 1855, page 378; Book 1876, page 264; R.O.D.C. Also a 30-foot minimum building setback line from McGavock Pike and a 20-foot easement for public utility purposes along the northerly line and a 10-foot easement for public utility purposes along the rear line of said lot.

(cont. on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,734.00

Subscribed and sworn to before me, this the 15 day of December 1972

My commission expires: April 28, 1973 (Affix Seal)

Affiant George D. Jennings

Notary Public Lee E Bittner

This is ~~unimproved ( )~~ improved (X) property, known as 224 McGavock Pike (House Number) (Street) Nashville, Tennessee 37214 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Carl Cunningham and wife, Kathleen Cunningham, their ..... ~~successors~~, *heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl Cunningham and wife, Kathleen Cunningham, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 15 *day of* December, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George D. Jennings

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lee E Putnam, a Notary Public in and for said County and State, George D. Jennings,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 1st day of December, 19 72

Lee E Putnam Notary Public

Commission expires April 28 1975

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....Notary Public

Property Description continued:

Grantor also hereby conveys all his interest in any escrow account held in trust for this property to the Grantees.

DEC 19 72	CONV	22,750.00				
DEC 19 72	S'TAX		A*	59.02		
DEC 19 72	PR'FEE		A*	.50		
DEC 19 72	W'DEED		A*	4.00	*	63.52

WARRANTY DEED

FROM
George D. Jennings
TO
Carl Cunningham and wife,
Kathleen Cunningham

B 8 8 3 4 7

IDENTIF. REFERENCE

DEC 19 1 48 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE