This instrument prepared by Thomas M. Black, Attorney, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4676 PAGE 712

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES WILSON CUNNINGHAM (NAME)	LOMAS & NETTLETON COMPANY (NAME)	108-2
956 COLFAX DRIVE (STREET ADDRESS OR ROUTE NUMBER)	24th FL., L. & C. TOWER (STREET ADDRESS)	Pow 19
NASHVILLE, TENNESSEE 37214 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37219 (CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) Dollars,

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantee assuming an unpaid indebtedness secured by Deed of Trust described and recorded in Book 4585, page 393, Register's Office for Davidson County, Tennessee, which grantee assumes, promises to pay and agrees to hold the grantors harmless from the same.

REX DION SWAFFORD, ET UX, ANNA JULANNE SWAFFORD,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES WILSON CUNNINGHAM, single, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 57, Happy Acres, of record in Book 2331, page 63, Register's Office for said County.

Said Lot No. 57 fronts 73 feet on the westerly side of Colfax Drive and extends back between lines, 187.7 feet on the northerly line and 165.1 feet on the southerly line, to a broken line in the rear on which it measures 62.6 feet.

Being the same property conveyed to Rex Dion Swafford and wife, Anna Julanne Swafford by deed from Homer E. Callis and wife, Ruby P. Callis of record in Book 4585, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2447, page 557 and subject to easement and setback lines of record, all said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,681.28

Subscribed and sworn to before me, this the 29 day of January, 19 73

X Rex Dion Swafford
Affiant

My commission expires: Nov. 12, 1975 (Affix Seal)

Notary Public

TENNESSEE REAL ESTATE TRANSFER TAX
$ 12.50
DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 956 Colfax Drive, Nashville, Tennessee 37214
(House Number) (Street) 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

grantee, his

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S. this 29th day of January, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Rex Dion Swafford

X Anna Julanne Swafford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* REX DION SWAFFORD, ET UX, ANNA JULANNE SWAFFORD,

the within named 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* 27 *day of* January, *19* 73.

Notary Public

Commission expires Nov 12, 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 .....

JAN30 CONV 17,681.28
JAN30 S'TAX A* 46.02
JAN30 PR'FEE A* .50
JAN30 W'DEED A* 4.00 * 50.52

WARRANTY DEED

FROM
REX DION SWAFFORD, ET UX
TO
JAMES WILSON CUNNINGHAM

392897

IDENTIF. REFERENCE

JAN 30 9 20 AM '73

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS