QUITCLAIM

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MARY C. CUNNINGHAM

TO

JAMES A. CUNNINGHAM

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVIN, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Cunningham (NAME)	Same (NAME)	133-B
4837 Jonquil (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	75
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	All

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 23 3 35 PM '74

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

639567

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None James A. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January 19 74

Morris Levin
Notary Public

MY COMMISSION EXPIRES My Commission Expires May 19, 1974

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

Pursuant to the terms and conditions of Decree of Divorce of record in Minute Book _____, page _____, Fifth Circuit Court for Davidson County, Tennessee, MARY C. CUNNINGHAM

1-23-74 Mtg 4.00

4.00

conveys to James A. Cunningham his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the fifth Civil District of Davidson County, Tennessee, being designated as Tract "B" on a survey made by Hickerson-Miller, engineers-surveyors, dated May 21, 1957, and being described according to said survey as follows:

Beginning at an iron pin in the westerly margin of a proposed 50 foot road, said pin being located south 11 deg. 00' west 104.1 feet from the northwest terminus of said road, at its intersection with the southwesterly margin of Paragon Mills Road, and said pin being located at the southeast corner of the property conveyed to William D. Barfield and wife, by deed from M. D. Hale and wife, of record in Book 2602, page 505, said Register's Office and by an unrecorded deed of correction dated, July 1, 1957; thence south 57 deg. 30' west 213.4 feet to a stake; thence south 19 deg. 30' east 83.8 feet to an iron pin; thence south 8 deg. 30' west 85 feet to a point; thence north 81 deg. 45' east 125 feet, more or less, to a point in the westerly margin of said road; thence with the margin of the same north 8 deg. 30' east 264 feet to the point of beginning, containing .7 acres, more or less.

RD sold

Being the same property conveyed to James A. Cunningham and wife, Mary C. Cunningham, by deed from M. D. Hale and wife, Margaret C. Hale, of record in Book 2691, page 135, R.O.D.C., Tennessee, the said parties having since obtained a divorce and reference to the same as set out

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This is unimproved (or) improved property, known as 4837 Jonquil, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Cunningham his heirs and assigns, forever.

And I do covenant with the said James A. Cunningham that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as appears of record

And I, Mary C. Cunningham do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Cunningham his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of December, 1973

Mary C. Cunningham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Donna C. Randolph, Notary Public in and for said County and State, the within named Mary C. Cunningham

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of Dec., 1973

Donna C. Randolph, Notary Public.

Commission expires 8-12-74

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

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.