MAIL TO
Action Realty
1606 Murfreesboro Rd.
Nashville, Tenn
37217

BOOK 4798 PAGE 396 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,900.00

B E Bowman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March 1974.

Judy Bible
Notary Public

MY COMMISSION EXPIRES: 5-2-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
action Realty Co. 1606 Murfreesboro Rd. Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A Cunningham (NAME)	The Loomis-Mc Lemore Co. (NAME)	3D 58310
623 Cottonwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	map 96-10
Nashville Tenn 37214 (CITY) (STATE) (P. O. ZIP)	Virginia Beach Virginia 23451 (CITY) (STATE) (ZIP)	par 49

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, Bernie G. Anderson and wife, Colette Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Cunningham and wife, Mary L. Cunningham

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:

Being Lot No. 101 on the Plan of Cloverhill, Section 2, of record in Book 2133, page 46, Register's Office for said County.

SAID Lot No. 101 fronts 185.77 feet on the southerly side of Cottonwood Drive, and extends back 42.3 feet on the easterly line, and 101.8 feet on the westerly line, to a dead line in the rear, measuring 205.5 feet thereon.

BEING the same property conveyed to Kenneth Ray York and wife, Mildred Ann York, by deed from Billy Hayes and wife, Audie Hayes, of record in Book 2694, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

It is agreed and understood that the escrow account in connection with said inbedtness is hereby transferred to grantees. Insurance on said property is transferred to said grantees.

unimproved ( ) This is improved (X) property, known as 623 Cottonwood Dr. Donelson Tenn
(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 hand s this 19 day of MARCH, 1974

Bernie G Anderson Colette Anderson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jerry Butler, a Notary Public in and for said County and State, the within named Bernie G. Anderson and wife, Colette Anderson

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 19 day of March 1974

Commission expires 5-2-77

Jerry Butler
Notary Public

JERRY BUTLER NOTARY PUBLIC DAVIDSON COUNTY

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
Bernie G. Anderson, et ux

TO
Michael A. Cunningham, et ux

C 46625

IDENTIF. REFERENCE

MAR 22 8 54 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR22'74	CONV	18,900.00			
MAR22'74 S'TAX			A*	49.14	
MAR22'74 PR'FEE			A*	.50	
MAR22'74	W'DEED		A*	4.00	* 53.64