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BOOK 5074 PAGE 491 FORM NO. WD-1

IDENTIF. REFERENCE

OCT 4 9 49 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant SIDNEY CUNNINGHAM, JR.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1976

Notary Public

MY COMMISSION EXPIRES: ...

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty. 622 J. C. Bradford Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Sidney Cunningham, Jr. (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	82-12-203
120 McFerrin Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	19W-16570
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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~~ I, MARJORIE JOYCE CHARLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIDNEY CUNNINGHAM, JR., and wife, BERTHA DENISE 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:

LAND in Davidson County, Tennessee, being the east part of Lot No. 51 on the Map of Neil S. Brown's Addition to East Nashville, of record in Book 57, page 50, Register's Office for said County.

SAID part of said Lot No. 51 fronts 50 feet on the West side of McFerrin Avenue and runs back between parallel lines 100 feet to a dead line.

BEING the same property conveyed to Marjorie Joyce Charlton by deed from Norman Dean Harper and wife, Carolyn A. Harper of record in Book 4467, page 722, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to any Restrictions of record.

OCT-4-76	CONV	12,000.00			
OCT-4-76	S'TAX		B*	31.20	
OCT-4-76	R'FEE		B*	.50	
OCT-4-76	W'DEED		B*	4.00	* 35.70

This is improved (XX) unimproved ( ) property, known as 120 McFerrin Avenue, Nashville, Tennessee 37206
(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 my hand this 1st day of October, 19 76

X Marjorie Joyce Charlton
MARJORIE JOYCE CHARLTON

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 Marjorie Joyce Charlton

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 1st day of October 1976

Commission expires October 16, 1976

Judie W Charlton
Notary Public

CHARLTON ★ DAVIDSON ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
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

TO

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217