BOOK 5143 PAGE 292

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. CONRAD & JAMES R. McKINNEY	JAMES T. CONRAD SAME	Map 34-b
JAMES T. CONRAD (NAME)	725 TARLENA AVENUE	Par 32
725 (STREET ADDRESS OR ROUTE NUMBER) MADISON, TENNESSEE	MADISON, TENNESSEE 37115 (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, JAMES H. CUNNINGHAM, only son of one of two granddaughters of Flem Gibbs, hereinafter called the GRANTOR, all my right, title and interest *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES T. CONRAD and JAMES R. McKINNEY, hereinafter called the GRANTEES, their (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

A piece or parcel of land at Edgefield Junction, Davidson County, Tenn. from Beginning at a stake on Abraham Bowles' corner fifty feet from the centre of the E. and K. RailRoad and parallel unto said Road 5.33 poles to a stake at 70' E. 32½ poles from Road to a stake at about 6.50 N. to a stake in said Abraham Bowles' lot, thence to the beginning 29 poles containing one acre more or lefo.

Being the same property conveyed to Flem Gibbs, by deed from J. A. Payne, of record in Book 42, page 701, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1000.00

Subscribed and sworn to before me, this the 3rd day of May 19 77

Affiant James H. Cunningham

My commission expires: 12-5-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 GRANTEES, 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, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd *day of* May, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Cunningham

BOOK 5143 PAGE 293

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES H. CUNNINGHAM

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 Madison, *Tennessee, this* 4th *day of* May, *19* 77

Notary Public

Commission expires 12-5-79

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 .....

MAY-4 77	CONV	*1,000.00				
MAY-4 77	S'TAX		B*	2.60		
MAY-4 77	PR'FEE		B*	.50		
MAY-4 77	M'DEED		B*	4.00	*	7.10

WARRANTY DEED

FROM

JAMES H. CUNNINGHAM

TO

JAMES T. CONRAD and

JAMES R. McKINNEY

E01935

IDENTIF. REFERENCE

MAY 4 10 19 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

[illegible]

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS