QUITCLAIM DEED

BOOK 5167 PAGE 918

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 1977

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MORRIS LEVINE, Attorney at Law, 717 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. CUNNINGHAM (NAME)	S A M E (NAME)	133 - 78
4837 Jonquil (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(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~~ and for the love and affection which I have for my father, I MARY J. HAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. 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:

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.

BEING the same property conveyed to Mary J. Hand by deed from James A. Cunningham, of record in Book , page , Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4837 Jonquil, Nashville, Tennessee 37211
(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 13th day of January, 19 77

Mary J. Hand

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

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named MARY J. HAND

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 13 day of JAN 19 77

Commission expires May 14 1978

Notary Public

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
MARY J. HAND

TO
JAMES A. CUNNINGHAM

E 12994

IDENTIF. REFERENCE

JUL 6 3 46 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-6 MISC B* 4.00 * 4.00