ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph A. Cunningham (NAME)	Western Pacific Financial Corp. (NAME)	Map 119-6
18 Peachtree Street (STREET ADDRESS OR ROUTE NUMBER)	1201 East Highland Avenue (STREET ADDRESS)	Parcel 279
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	San Bernardino, California 92404 (CITY) (STATE) (ZIP CODE)	

BOOK 5473 PAGE 636

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
TEN AND NO/100----------DOLLARS

Cash in hand paid by Joseph A. Cunningham and wife, Betsy Cunningham, the receipt of which is hereby acknowledged and for other good and valuable considerations,

WE, TIMOTHY A. DAVIS AND MARGARET M. DAVIS

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH A. CUNNINGHAM AND WIFE, BETSY CUNNINGHAM

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Plan of Rosewood Estates, Section I, as of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 53.0 feet on the northerly margin of Peachtree Street and runs back between lines of 162.57 feet on the westerly side and 162.52 feet on the easterly side to a broken line in the rear measuring 46.10 feet and 35.10 feet, a total of 81.20 feet thereon.

Being the same property conveyed to Timothy A. Davis and wife, Margaret M. Davis by deed from Cool Valley Corporation, of record in Book 5220, page 176, Register's Office for Davidson County, Tennessee. The said parties having since divorced.

This conveyance is subject to recorded easements, restrictions and building setback line; and to the 1979 Metro tax which has been prorated and assumed by the grantees herein.

unimproved ( )
This is improved (X) property, known as 18 Peachtree Street (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26th day of July, 19 79.

Timothy A. Davis

Margaret M. Davis

BOOK 5473 PAGE 637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy A. Davis & Margaret M. Davis, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1979.

My commission expires June 7, 1980 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Margaret M. Davis, 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 _____ day of July, 1979.

My commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph A. Cunningham

Sworn to and subscribed before me
this 27th day of July, 1979.

My commission expires September 25, 1983 Notary Public

This instrument was prepared by:
Briley, Richards & Wrenne, Attys., P.O.Box 2645, Nashville, Tennessee 37219
Name Address

F.4304 IDENTIF. REFERENCE
JUL 30 3 54 PM '79
FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

G-255462 edc

WARRANTY DEED

FROM

Timothy A. Davis and

Margaret M. Davis

TO

Joseph A. Cunningham and

wife, Betsy Cunningham

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5473 PAGE 638

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36500.00- CO	
			100.10 CO TX	
			.50 PREST	
			6.00 WDEED	
			CHECK	106.60-
0231A	07/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.4304 I.

IDENTIF. REFERENCE

JUL 30 3 58 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700854