This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BK 35

WARRANTY DEED

BOOK 6207 PAGE 794

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Cunningham et ux	First Tennessee Bank N.A. Memphis	Map 86-12,
(NAME)	(NAME)	
456 Rockwood Drive	Post Office Box 474	Parcel 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Memphis, Tennessee 38101	
(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 by Charles E. Cunningham and wife Sherrie A. Cunningham, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Michael B. Wyatt and wife, Tina L. Wyatt

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles E. Cunningham and wife Sherrie A. Cunningham

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hermitage Woods, Section 3, as of record in Book 5050, pages 109-110, Register's Office for said County.

Said Lot 19 fronts 70.02 feet on the South side of Rockwood Drive and extends back 120.00 feet on the east line and 126.93 feet on the west line to a dead line measuring 63.45 feet thereon.

Being the same property conveyed to Michael B. Wyatt and wife Tina L. Waytt by deed from Brent Valley Builders, Inc., of record in Book 5356, page 147, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,000.00

Subscribed and sworn to before me, this the 30th day of December 1983

Affiant

My commission expires: 11/1/87 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 456 Rockwood River, Hermitage, TN 37076 (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

Michael B. Wyatt and wife Tina L. Wyatt

(successors), heirs and assigns forever. they *covenant that* they *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

They *further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Cunningham and wife Sherrie A. Cunningham *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness their hand s *this* 30th *day of* December, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael B. Wyatt

Tina L. Wyatt

3827 01/84 139.10- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Susan B. Bates, *a Notary Public in and for said County and State,* Michael B. Wyatt and wife Tina L. Wyatt

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, *this* 30th *day of* December, *19*83.

Susan B. Bates
Notary Public

Commission expires 11-1-87

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 .....

H 9 5 4 9 9

IDENTIF. REFERENCE

JAN 4 1 49 PM '84

WARRANTY DEED

FROM
Michael B. Wyatt et ux

TO
Charles E. Cunningham et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

G-24352

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6207 PAGE 796

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

51000.00- CONT.
132.60 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 139.10-
3827A01/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 5 4

IDENTIF. REFERENCE

JAN 4 1 49 PM '84

No. 4317