FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 1985

Notary Public

MY COMMISSION EXPIRES: 10/9/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lexie M. Cunningham et ux (NAME)	SAME (NAME)	92-5-177
912 34th Avneue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11W-41025
Nashville, Tn. (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, JAMES L. MARTIN AND WIFE, WILLIE MAE MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEXIE M. CUNNINGHAM AND WIFE, ELOISE 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 northerly 8.4 feet of Lot No. 11 and all of Lots No. 12 and 13 of Block 44 on the Map of Fisk University Place as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, and the southerly 7.4 feet of Lot No. 14 on said Map.

Said lots and parts of lots adjoin and front together 66.4 feet on the easterly side of 34th Avenue North and extend back between parallel lines 150 feet to an alley at the rear measuring 66.4 feet thereon.

Being part of the same property conveyed to James L. Martin and wife, Willie Mae Martin by deed from State of Tennessee as of record in Book 5440, page 938, said Register's Office.

19 21 T

IDENTIF. REFERENCE

MAR 27 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved (X)
This is improved ( ) property, known as 912 34th Avenue, Nashville, Tn.
(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.

03/27 22 50

Witness our hand s this 18th day of March, 1985

James L. Martin

Willie Mae Martin

2371

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carrie Galloway, a Notary Public in and for said County and State, the within named James L. Martin and wife, Willie Mae Martin

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th. day of March, 19 85

Commission Expires My Commission Expires Oct. 24, 1988

Carrie Galloway Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Carr e Galloway a Notary Public in and for the State and County aforesaid, personally appeared James L. Martin and wife Willie Mae Martin

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at Nashville, Tennessee, this 18th. day of March, 1985.

Commission Expires My Commission Expires Oct. 24, 1988

Carrie Galloway Notary Public

WARRANTY DEED

FROM
James L. Martin and wife
WillieMae Martin

TO
Lexie M. Cunningham and wife,
Eloise Cunningham

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			10000.00- CAMT.	
			26.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	32.50-
			2371 A03/27/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19 21 1 1

IDENTIF. REFERENCE T

MAR 27 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119454