214.50 11Map 11
Par 120 ae

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5558 PAGE 230

The actual Consideration or Value whichever is greater for this transfer is $ 80000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1985.

Notary Public

My Commission Expires: 1/10/89

Address New Owner: Mr. & Mrs. Michael P. Cunningham
3250 Freeman Rd
Goodlettsville, TN 37072

Send Tax Bills To: Same

Map-Parcel
Map 11

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, **MALCOLM W. AYERS and wife, KEENE T. AYERS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL P. CUNNINGHAM and wife, KELLEY R. 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:

BEGINNING at a point in the easterly line of Freeman Hollow Road in a curve with a 611.62 foot radius.

BEING the southwest corner of the Bryan property; thence North 80 deg. 25 min. East for 484.65 feet to a point; thence North 60 deg. 50 min. East for 172.00 feet to a point; thence North 29 deg. 05 min. East for 140.80 feet to a point; thence North 75 deg. 15 min. East for 73.2 feet to a point; thence South 35 deg. 00 min. WEst for 138.6 feet; thence South 15 deg. 15 min. WEst for 211.8 feet to a point; thence North 82 deg. 20 min. WEst for 188.4 feet to a point; thence North 85 deg. 50 min. West for 570.3 feet to a point in the easterly margin of Freeman Hollow Road; thence in a northerly direction along the easterly margin of Freeman Hollow Road along a curve for 125.00 to the point of beginning; containing 5.21 acres, more or less.

BEING the same property conveyed to MALCOLM W. AYERS and wife, MARTHA H. AYERS by Deed from MORRIS E. AYERS and wife, WILMA S. AYERS of record in Book 5479, Page 100 being conveyed by Final decree of Divorce in the Third Circuit from MARTHA A. AYERS to MALCOLM W. AYERS of record in Book 5811, Page 530, Register's Office for Davidson County, TN.

THE SAID KEENE T. AYERS must join in the conveyance by reason of her marriage to the said MALCOLM W. AYERS.

This is ( ) unimproved property known as 3250 Freeman Rd Goodlettsville, TN
(✓) improved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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

5879

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 applicabl to all genders.

WITNESS our hands this 27th day of August, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Malcolm W. Ayers
MALCOLM W. AYERS

Keene T. Ayers
KEENE T. AYERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named MALCOLM W. AYERS and wife, KEENE T. AYERS the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this 27th day of August, 1985.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 1/10/89

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at , Tennessee, this day of , 198 .

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the of the , the within named bargainor, a corporation and that as such , 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 .

WITNESS my hand and seal at office at , Tennessee, on this the day of , 198 .

NOTARY PUBLIC

My Commission Expires:

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY
SEP 13 2 34 PM '85
IDENTIFICATION REFERENCE
36392

Mail U.A. Credit Union - 1000 Industrial Rd

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6656 PAGE 300

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

80000.00- CAPIT.
208.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 214.50-
6879A09/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36392

IDENTIFICATION REFERENCE

SEP 13 2 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172612