BOOK 6849 PAGE 105 Box 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
W. C. Cunningham
2817 St. Edwards Dr.
Nashville, TN. 37211

MORTGAGEE:
City Federal Mortgage Company

125 Belmont Drive
Somerset, N.J. 08873

MAP-PARCEL NUMBERS:
6DA 34151
MAP 119-10
PARCEL 11

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John T. Shelton, Jr. and wife, Elaine W. Shelton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. C. Cunningham and wife, Peggy H. Cunningham hereinafter called the Grantee, Grantee's 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 Lot No. 22 on the map of Nolensville Heights, of record in Book 2083, page 80, Register's Office for said County.

SAID Lot No. 22 Fronts 55.1 feet on the westerly margin of St. Edwards Drive and extends back 274.5 feet on the northerly line and 286.4 feet on the southerly line to a dead line in the rear, measuring 54.3 feet thereon.

BEING the same property conveyed to John T. Shelton, Jr. and wife, Elaine W. Shelton by deed from Raymond F. Pyburn and wife, Linda S. Pyburn of record in Book 5166, page 134, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2277, page 349, said Register's Office, and to the matters set forth in the above referenced plan of record.

98101

IDENTIFICATION REFERENCE

MAY 6 10 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2817 St. Edwards Dr., Nashville, TN. 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 86

Elaine W. Shelton

Elaine W. Shelton

John T. Shelton Jr.

John T. Shelton, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of April, 19 86, before me personally appeared John T. Shelton, Jr. and wife, Elaine W. Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 59,300.00.

W C Cunningham
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
John T. Shelton, Jr. and wife,
Elaine W. Shelton

to:
W. C. Cunningham and wife, Peggy H. Cunningham

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24833

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

59300.00- CAMT.
154.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.68-
0844A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98101

IDENTIFICATION REFERENCE

MAY 6 10 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244753