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Mail

This instrument prepared by: Robert L. Perry, Jr.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

William G. Cunningham, Jr.
and wife, Martha Christine Cunningham

MAP: 46

TO:

PARCEL: 57

Steve Cunningham and wife,
Peggy Cunningham
Route 3, Bull Run Road
Ashland City, Tennessee 37015

MORTGAGEE'S ADDRESS:
Cheatham State Bank
P. O. Box 10
Kingston Springs, Tennessee

SEND TAX BILLS TO SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, William G. Cunningham, Jr. and wife, Martha Christine Cunningham, Grantors herein; have bargained and sold and by these presents do convey unto Steve Cunningham and wife, Peggy Cunningham, Grantees herein, their heirs and assigns, the following described property:

> LOCATED in the 13th Civil District of Davidson County, Tennessee, BEGINNING at a point in the southerly margin of Bull Run Road, being the front common corner of Low Eugene Hardaway and Hodges Farm; thence along the southerly margin of said road, N 65° 30' E 230 feet to an iron pin; thence S 5° E 235 feet to the middle of Bull Run Creek; thence S 9° E 607.2 feet to a point; thence S 70° W 77 feet; thence N 90° W 607.2 feet to the middle of Bull Run Creek; thence S 70° W 87 feet to a point; thence N 23° W 185 feet to a point; the beginning, containing 2 acres, more or less.
>
> AND BEING the same property conveyed to William G. Cunningham, Jr. and wife, Martha Christine Cunningham by deed from Bodil A. Bennett, et ux, of record at Book 5922, page 204, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. We do further covenant and bind ourselves and our heirs and

representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantors make oath that the actual consideration for this conveyance or fair value of the property, whichever is greater, is $17,000.00.

IN WITNESS WHEREOF We have hereunto set our hands this the 15th day of August, 1986.

William G. Cunningham Jr.
WILLIAM G. CUNNINGHAM, JR.

Martha Christine Cunningham
MARTHA CHRISTINE CUNNINGHAM

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William G. Cunningham, Jr. and wife, Martha Christine Cunningham, the within named bargainors, 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, at office, this the 15th day of August, 1986.

33060 TENNESSEE REAL ESTATE TRANSFER TAX Aug 19 9 28 AM '86

Tina L. Hall
NOTARY PUBLIC

My Commission Expires: 2-10-87

STATE OF TENNESSEE §
COUNTY OF CHEATHAM §

The actual consideration or value of property, (whichever is greater) is $17,000.00.

Affiant

SWORN TO and subscribed before me this the 15th day of August, 1986.

Melissa Forsythe
NOTARY PUBLIC

Commission Expires: 9/5/88

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

173[illegible] .00- DAIT.
47.60 CSTAX
.50 PRFE[illegible]
6.00 WD[illegible]
CHECK 54.10-
173BA08/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

330060

IDENTIFICATION REFERENCE

Aug 19 9 28 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 284789