BOOK 7005 PAGE 580

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Alexander D. Smith 2956 McGavock Pike Nashville, TN 37214	Mattie P. Smith, Trustee 557 Donelson Pike Nashville, TN	95-4-35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Carl Cunningham
Affiant

Subscribed and sworn to before me this 8th day of October, 1986.

Notary Public

Commission expires: 1/21/90

51390

IDENTIFICATION REFERENCE

OCT 9 3 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, CARL CUNNINGHAM, and wife, KATHLEEN CUNNINGHAM, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ALEXANDER D. SMITH, a single person, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 228 on the plan of Merry Oaks Subdivision, of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 132.4 feet along the westerly margin of McGavock Pike and runs back between lines measuring 247.2 feet on the southerly line and 234.3 feet on the northerly line to a line in the rear, measuring 70.9 feet thereon.

Being the same property conveyed to Carl Cunningham and wife, Kathleen Cunningham by deed from George D. Jennings, a single person, of record in Book 4665, Page 661, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in an instrument of record in Book 1855, page 377, Register's Office for Davidson County, Tennessee; the plan of record in Book 1835, page 67 said Register's Office, shows an owners certificate, 30 foot minimum building setback line from McGavock Pike, and a 20 foot easement for public utility and drainage purposes along the northerly

line of lot, and a 10 foot easement for public utility purposes along the westerly back line of lot.

This is unimproved/improved property, known as 224 McGavock Pike, Nashville, Tennessee 37214

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, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; except as hereinabove set forth.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of October, 1986.

Carl E. Cunningham
Carl Cunningham

Kathleen Cunningham
Kathleen Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of October, 1986, before me personally appeared CARL CUNNINGHAM, and wife, KATHLEEN CUNNINGHAM, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville Tn, this 8th day of October, 1986.

Teresa A Smith
Notary Public

My Commission Expires:
1/2/90

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

70 [illegible] 0- CAIT.
196.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.50-
2533A 10/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5139390

IDENTIFICATION REFERENCE

Oct 9 3 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 305098