Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John J. Cunningham, Jr.
3715 B Meadowbroook Avenue
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-5
PARCEL 199
26W-00380

WARRANTY DEED BOOK 7293 PAGE 264

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, Richard B. French, Jr., unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John J. Cunningham, Jr., unmarried 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. B on the plan of Zone Lot Subdivision of Lots 434, Richland Realty Co.'s Division "C" of record in Book 421, page 31 and amended in Book 6200, page 611, both in Register's Office for said County.

SAID Lot No. B fronts 25.00 feet on the southerly margin of Meadowbrook Avenue and extends back 242.70 feet on the broken, easterly line and 230.79 feet on the westerly line to a dead line in the rear, measuring 21.08 feet thereon.

Being the same property conveyed to Richard B. French, Jr. by deed from Ambrose & Maxwell, a partnership of Albert E. Ambrose, Jr. and Roberts S. Maxwell of record in Book 7278, page 965, Register's Office for Davidson County, Tennessee.This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

44526

IDENTIFICATION REFERENCE

JUL 10 9 45 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (an) unimproved property, known as 3715 B Meadowbroook Avenue, Nashville, TN 37205.

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 8th day of July, 19 87.

Richard B. French, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of July, 19 87, before me personally appeared Richard B. French, Jr., unmarried, 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 his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7293 PAGE 255

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 $ 140,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 8th day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Richard B. French, Jr., unmarried

to:
John J. Cunningham, Jr., unmarried

[redacted]

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7293 PAGE 266

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

140000.00- CAMA.
392.00 CSTAX
.50 PRFEE
6.00 MORT
CHECK 398.50-
9435A07/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.5.2.6.

IDENTIFI REFERENCE

JUL 10 9 45 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 102634