B0120

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
806 Watts Lane Nashville, TN 37209	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	103-01 72 8DA-A8155

WARRANTY DEED

BOOK 7445 PAGE 779

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lucile Hutcherson, an unmarried widow**, have bargained and sold, and by these presents do transfer and convey unto the said MARY ANN CUNNINGHAM, UNMARRIED, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee being Lot No. 9 in Cowden Subdivision No. 4 and being a part of the tract of land conveyed by John T. Lellyette to Lilian Cowden by deed of record in Book 505, Page 506, Register's Office for Davidson County, Tennessee, property being described in Book 1514, Page 610, said Register's Office.

Described according to a survey of John Kohl and Company dated October 29, 1987, described as follows:

Beginning at a point in Neighborly Avenue being the Northwest corner of the Glenn A - Duke property described in Book 3219, Page 587, said Register's Office, thence with the Duke's line northeasterly 200 feet to a point thence Northwesterly 95 feet to a point; thence Southwesterly 198 feet to a point in the original east boundary of Neighborly Avenue thence Southeasterly 90 feet to a point of beginning.

Included but specifically excluded is that part of Neighborly Avenue which is used as right-of-way for Neighborly Avenue.

Being the same property conveyed to J. H. Hutcherson and wife, Lucile Hutcherson by deed from John B. Cowden, Trustee, of record in Book 1514, Page 610, said Register's Office for Davidson County, Tennessee. The said J. H. Hutcherson having since died.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **806 Watts Lane, Nashville, TN 37209**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of January, 1988.

Lucile Hutcherson

Lucile Hutcherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7445 PAGE 780

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

Witness my hand and official seal at Nashville, Tennessee, this 7 day of January, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $50,000.

Mary Ann Cunningham
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF January, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

96275

IDENTIFICATION REFERENCE

JAN 8 1 26 PM '88

DAVIDSON COUNTY, TN

This instrument was prepared by:

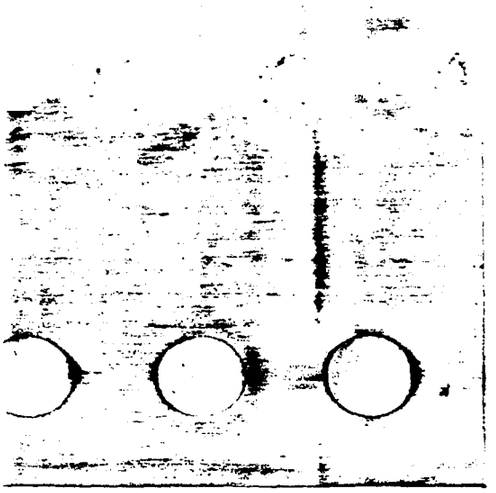
Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

96275 01/08 0101 03CHECK 146.50

OFFICIAL RECEIPT

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



RECEIVED OF _____

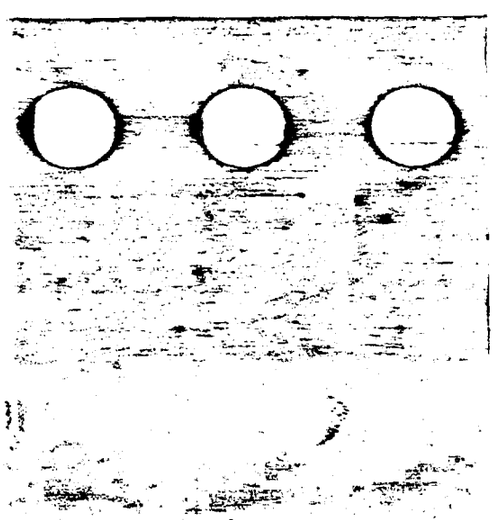
FOR _____

BOOK 7445 PAGE 781

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 50000.00
				CON TX 140.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 146.50
				CHECK 146.50

01/08/88 01 13:28 0001 6756



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96275

IDENTIFI REFERENCE

JAN 8 1 26 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 51768