Bk 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 90.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil L. Cunningham, Jr. (NAME)	Sovran Mortgage Corporation (NAME)	MAP 133-3
3215 Southlake Court (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	PARCEL 5
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	6DA-28913

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Wayne Crutchfield and Phyllis Anne Cupit

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil L. Cunningham, Jr. and wife, Terry Lee Cunningham

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 11 on the Plan of Southlake Subdivision, Section One, as of record in Book 2083, page 58, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Larry Wayne Crutchfield and Phyllis Anne Cupit by deed from Elois C. Crutchfield, filed of record in Book 5021, page 558, Register's Office for Davidson County, Tennessee.*

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

A life estate being retained by Elois C. Crutchfield. The said Elois C. Crutchfield having since died.

94550 IDENTIFICATION REFERENCE JAN 8 3 50 AM '90 DAVIDSON COUNTY, TN

0937 01/08 0101 03CHECK 205.00

This is unimproved ( ) improved (X) property, known as 3215 Southlake Court, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 5th day of January, 19 90

Larry Wayne Crutchfield

Larry Wayne Crutchfield

Phyllis Anne Cupit

Phyllis Anne Cupit

by Phyllis Anne Cupit
atty-in-fact

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Phyllis Anne Cupit

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January 19 90

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for ths State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ___.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM
Larry Wayne Crutchfield and wife,
Phyllis Anne Cupit

TO
Neil L. Cunningham, Jr. and wife,
Terry Lee Cunningham

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

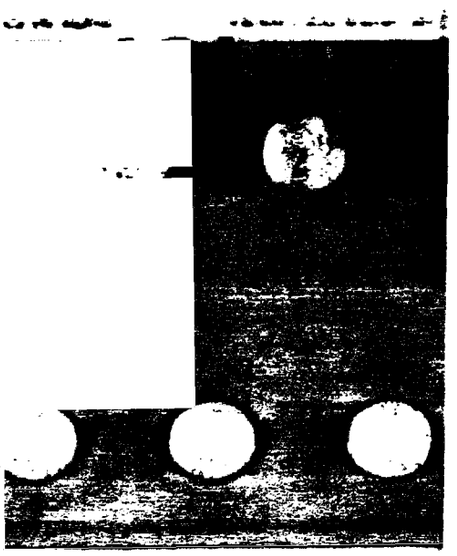
STATE OF TENNESSEE
COUNTY OF DAVIDSON

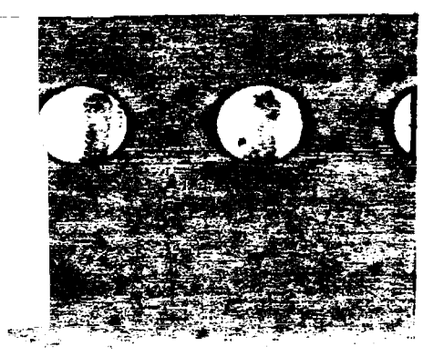
On this 5th day of January, 1990, before me personally appeared Phyllis Anne Cupit, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry Wayne Crutchfield and acknowledged that she executed the same as the free act and deed of said Larry Wayne Crutchfield.

My Commission Expires:

May 8, 1991

Ollie Mai Parsley
Notary Public





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 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 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 205.00
				CHECK 205.00
01/08/90	01			09:51 0001 0937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94550

IDENTIFICATION REFERENCE

JAN 8 9 50 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 282080