20

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| UTOPIA PARTNERS, L.P.<br>A TENNESSEE LIMITED PARTNERSHIP<br>2140 UTOPIA AVENUE<br>NASHVILLE TENNESSEE 37211 | SAME | MAP 105-16-138<br>105-16-139<br>PARCEL 6DA-23000<br>23010 |

BOOK 8103 PAGE 376

## WARRANTY DEED

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, WE, **MARGIE CUNNINGHAM, AN UNMARRIED WIDOW** HAVE BARGAINED AND SOLD, AND BY THESE PRESENT DO TRANSFER AND CONVEY UNTO THE SAID **UTOPIA PARTNERS, L.P. A TENNESSEE LIMITED PARTNERSHIP** THE GRANTEE(S) HEREIN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 38,39, AND 40 ON THE PLAN OF CORINE PLACE OF RECORD IN BOOK 332, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET EACH ON THE EAST SIDE OF UTOPIA STREET OR AVENUE AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ERNEST M. CUNNINGHAM & WIFE, MARGIE CUNNINGHAM BY DEED FROM RICK M. JOHNSON, TRUSTEE OF RECORD IN BOOK 8792, PAGE 179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ERNEST M. CUNNINGHAM SINCED DIED.

THIS IS IMPROVED PROPERTY KNOWN AS: **2140 UTOPIA AVENUE, NASHVILLE, TN 37211.**

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 I DO COVENANT WITH THE SAID GRANTEES THAT I AM 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 I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, 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 AL GENDER.

WITNESS MY HAND THIS 30 DAY OF September, 1993.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Margie Cunningham
MARGIE CUNNINGHAM

70160
IDENTIFICATION REFERENCE

93 OCT -4 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARGIE CUNNINGHAM, AN UNMARRIED WIDOW, THE BARGAINOR(S) 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 AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE ON THIS 30 DAY OF September, 1993

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

AFFIANT

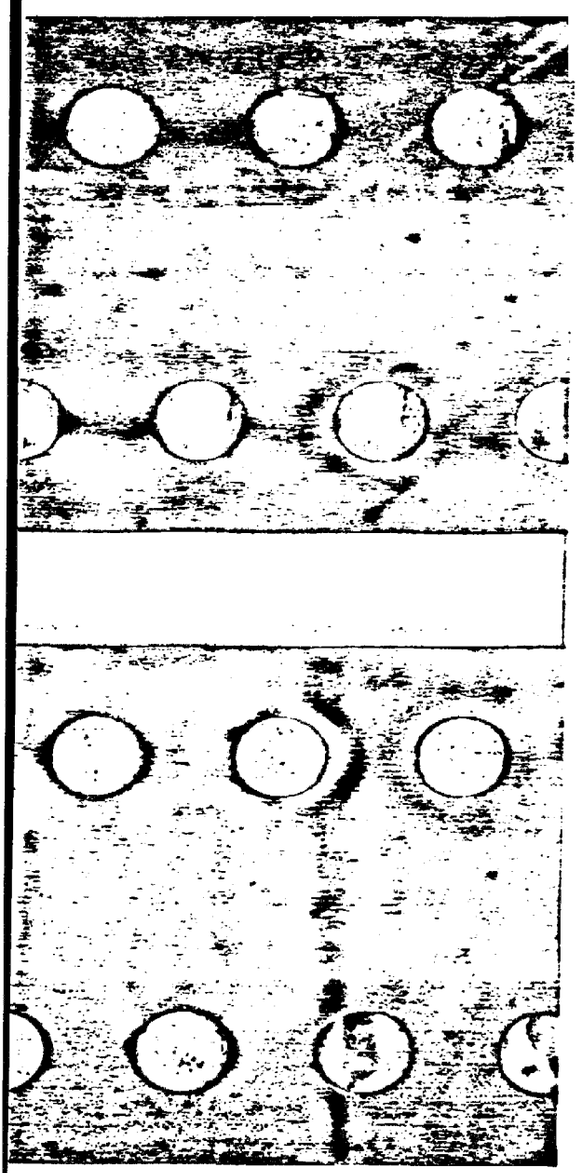
SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF September 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON 3221 NOLENSVILLE RD., STE. #1, NASHVILLE, TN 37211
(615) 833-5858

7581 10/04 09:01 03CHECK 379.00



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

RECEIVED OF _____

FOR _____

BOOK 9103 PAGE 378

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT |
| | | | | 100000.00 |
| | | | | CON TX 370.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 379.00 |
| | | | | CHECK 379.00 |
| 10/04/93 | 01 | | | 14:19 0001 7581 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70160
IDENTIF. & REFERENCE

93 OCT -4 PM 2:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 705490