Box 50
MCL

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9371 PAGE 162

ADDRESS NEW OWNER:
Roscoe B. Short and Dorothy D. Short
901 Lischey Avenue
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 82-3
GROUP
PARCEL 476

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ileane Cunningham, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Roscoe B. Short and wife, Dorothy D. Short, 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 part of Lots Nos. 1 and 2, on the Plan of Wiills, Sharpe & Crutcher's Addition to Northeast Nashville, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the easterly margin of North Fourth Street at the northwest corner of Lot No. 2; thence with the north line of said Lot, South 83 degrees 00 minutes East, 172.75 feet to a point in the westerly margin of an 18-foot alley (Alley No. 301); thence wiith said margin of said alley, South 8 degrees 06 minutes West, 78.38 feet, passing the southeast corner of Lot No. 2 at 50 feet; to a point in the northeasterly margin of Cleveland Street, as relocated; thence with said margin of said street, Northwestwardly 159.21 feet to a point at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve, Northwestwardly 33.41 feet to a point in the easterly margin of North Fourth Street; thence with said margin of said street, northwardly 8.57 feet to the point of beginning.
>
> Being the same property conveyed to Ileane Cunningham, by deed from Fannie Dillahunty Johnson, a widow, reserving a life estate of record in Book 4738, page 943, Register's Office for Davidson County, Tennessee, the said Fannie Dillahunty Johnson having since died.

This is improved property known as 901 Lischey Avenue, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.

2. Restrictive Covenants of record in Book 4048, page 303, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roscoe B. Short and wife, Dorothy D. Short, their heirs and assigns, forever; and I, Ileane Cunningham, an unmarried person, 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, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of June, 1994.

94 JUN -7 AM 10:45

DAVIDSON COUNTY, TN

50485 IDENTIFICATION REFERENCE

Ileane Cunningham
Ileane Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ileane Cunningham, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

Roscoe B. Short Dorothy D. Short
AFFIANT

Subscribed and sworn to before me
this 3rd day of June, 1994.

Mary Lindsay Chance
NOTARY PUBLIC
My Commission Expires: 5-24-97

3341 06/07 0101 03CHECK 175.50

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

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 164

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	45000.00
			CON TX	166.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	175.50
			CHECK	175.50
06/07/94	01		10:46 0001	3341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58485
IDENTIFICATION REFERENCE

94 JUN -7 AM 10:45

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 800110