BOOK 9381 PAGE 97

FILE BOX 45

RE-RECORDED TO SHOW SEWER EASEMENT

RE-RECORD
BOOK 9417 PAGE 414

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,510.00

Carl E. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank A. Harden	New Owners	MAP 72-05
(NAME)	(NAME)	
5449 Lickton Pike		PARCELS 126 & 127
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Carl E. Cunningham and wife, Kathleen H. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank A. Harden and wife, Dianne Harden

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:

BEING parts of Lot Nos. 39, 40 and 41 on the Plan of E. T. Brown's Subdivision, described according to a copy of a survey made by T. R. Sanford, Surveyor, dated April 17, 1958, as follows: BEGINNING on the southerly margin of East Trinity Lane at the northeast corner of the property conveyed to R. M. Condra by deed from Atlanta Newson, of record in Book 1781, page 291, said Register's Office; thence with Condra's easterly line southwardly 315 feet, more or less, to a point 43 feet northerly from the rear line of Lot No. 41; thence eastwardly 102 feet, more or less, to a point in the westerly line of the property conveyed to R. L. Frye, Sr., by deed from B. Stanfield and wife, of record in Book 1218, page 628, said Register's Office, which point is 73 feet northerly from the rear line of Lot No. 39; thence with Frye's westerly line northwardly 312 feet, more or less, to the southerly margin of East Trinity Lane; thence with said margin of said Lane 102 feet to the point of beginning.

BEING the same property conveyed to Carl E. Cunningham and wife, Kathryn H. Cunningham by deed from Charlie W. Carrigan and wife, Elsie L. Carrigan, of record in Book 2749, Page 251, Register's Office for said County. Also being the same property conveyed to Carl E. Cunningham by a Resolution of record in Book 4881, page 823, said Register's Office, Abandoning the Easement conveyed of record in Book 4236, page 238, said Register's Office.

BEING the southerly part of the westerly part of Lot No. 39, the southerly part of Lot No. 40, and the southerly part of the easterly part of Lot No. 41 on the Plan of E. T. Brown's Subdivision of the J. B. King Land as of record in Book 332, page 69, Register's Office for said County, described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1016 E. Trinity Lane, Nashville, TN 37207
(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 15th day of June 19 94

Carl E. Cunningham

Carl E. Cunningham

Kathleen H. Cunningham

Kathleen H. Cunningham

RE-RECORD

BOOK 9417 PAGE 415

BOOK 9381 PAGE 98

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 Carl E. Cunningham and wife, Kathleen H. Cunningham

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, this 15th day of June, 1994.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

61979

94 JUN 17 AM 9:56

FELIX E. DUNLAP, REGISTER
DAVIDSON COUNTY, TN.

7995 06/17 0101 03CHECK

114.78

BOOK 9381 PAGE 99

RE-RECORD

BOOK 9417 PAGE 416

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

BEGINNING at the southeast corner of the property conveyed to R. M. Condra by deed from Atlanta Newson, of record in Book 1781, page 291, said Register's Office; thence with Condra's easterly line northwardly 43 feet; thence eastwardly 102 feet, more or less, to the westerly line of the property conveyed to R. L. Frye, Sr. by deed from R. Stanfield and wife, of record in Book 1218, page 628, said Register's Office; thence with Frye's westerly line, southwardly 73 feet; thence westwardly 103 feet more or less, to the beginning.

~~INCLUDED IN THE ABOVE DESCRIPTION IS THAT PROPERTY CONVEYED TO~~ ~~CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:~~ This conveyance is subject to a Sewer Easement of record in Book 4881, Page 823, and described as follows: A 20 foot permanent easement across a portion of the Carl E. Cunningham, ET UX property; said easement being Northeast of and adjacent to the southwesterly line of the aforesaid property, said easement extending from the easterly line, northwesterly 75 foot, more or less, to a point in the foresaid property.

A 10 foot temporary construction easement northeast of and west of and adjacent to the aforesaid described permanent easement. Said temporary construction easement to be abandoned upon completion of construction.

Being ~~part~~ the same property conveyed to Carl E. Cunningham and wife, Kathleen H. Cunningham, by deed from Frances J. Parker, a widow, of record in Book 4633, page 986, said Register's Office. The above-described easement was conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4881, page 823, said Register's Office.

74718

IDENTIF. ↗ REFERENCE

RE-RECORD

94 JUL 26 AM 9:41

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

0855 07/26 0101 03CHECK 12.00