Mail

BOOK 9490 PG 478

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JOHN F. CUNNINGHAM, JR.
1113 Berwick Trail
Madison Tn 37115

SEND TAX BILLS TO:

MAP/PARCEL NUMBER:

MAP 52-11, PARCEL 34

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $96,000.00.

98917

IDENTIF. # REFERENCE

94 OCT 12 AM 8:59

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

AFFIANT

Subscribed and sworn to me, this the 23 day of SEPTEMBER, 1994.

DENICE C. FIELDS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

My commission expires: 6-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, EDWARD T. BRINEY, JR., AND WIFE, BONNY M. BRINEY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN F. CUNNINGHAM, JR., hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1113 BERWICK TRAIL, MADISON, TN 37115.

TO HAVE AND TO HOLD, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 23 day of SEPTEMBER, 1994.

EDWARD T. BRINEY, JR.

BONNY M. BRINEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD T. BRINEY, JR., AND WIFE, BONNY M. BRINEY, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of SEPTEMBER, 1994.

notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Marlin Meadows, Section 3, as of record in Book 2133, page 26, said Register's Office.

Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwidk Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to Edward T. Briney, Jr., and wife, Bonny M. Briney, by Warranty Deed from Joe A. Ragsdale and wife, Dortha M. Ragsdale, of record in Book 7743, page 386, Register's Office for Davidson County, Tennessee.

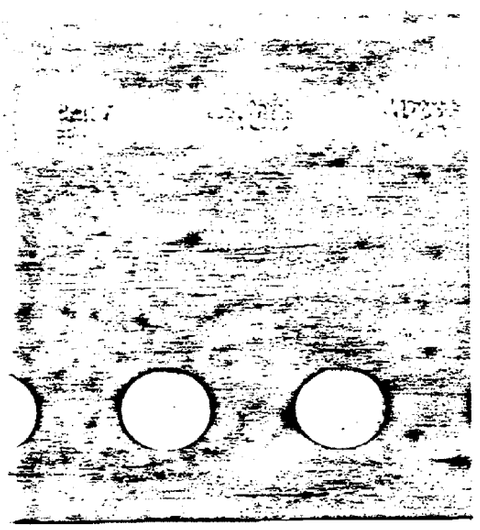
EXHIBIT 'B'

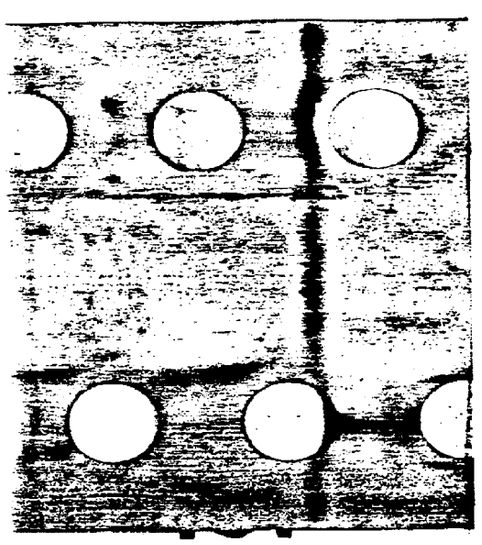
1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 2133, page 26, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Easement for sanitary sewers and/or storm drainage, of record in Book 5321, page 521, said Register's Office.

7097 10/12 0101 03CHECK 368.20





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

RECEIVED OF _____

FOR _____

BOOK 9490 PG 481

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	96000.00
CON TX	355.20
PRFEE	1.00
MDEED	12.00
TOTAL	368.20
CHECK	368.20

10/12/94 01 08:59 0001 7097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98917
IDENTIF. & REFERENCE

94 OCT 12 AM 9:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 843306