BOOK 9610 PG 838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Earl D. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 1995.

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY
WITH INFORMATION FURNISHED BY THE PARTIES HERETO
Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Earl D. Cunningham	Same as New Owner	Map 69-00-0
(NAME)	(NAME)	
936 Spain Avenue		Parcel 083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		13DA-52135
(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, JOYCE HARDIN CUNNINGHAM, PATRICIA HARDIN WHITAKER AND SHIRLEY HARDIN SMITH the only heirs-at-law of J. C. HARDIN AND WIFE, RUTH IRENE HARDIN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL D. 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 the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book J, Pages 396 and 397, County Court for said County, described according to a survey made to Ralph W. C. Lambert dated May 5, 1963, as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road at the intersection of the easterly margin of said Road and the northerly line of lot No. 43 of Block "DD" on the Revised Map of Fairview Subddivision of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Road north 2 deg. 06' East 200.2 feet to an iron pin; thence south 85 deg. 31 east 778 feet to an iron pin; thence south 4 deg. 10 east 202.7 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with same north 85 deg. 31 west 800 feet to the beginning, containing 3.62 acres, more or less.

Being the same property conveyed to J. C. Hardin and wife, Ruth Irene Hardin by deed from W .J. Walton and wife, Grace Walton of record in Book 3538, Page 128, Register's Office for Davidson County, Tennessee. The said Ruth Irene Hardin having since died on July 11, 1988 and the said J. C. Hardin, being the same person as James Chester Hardin, having died on February 13, 1989. The only heirs-at-law of James Chester Hardin and wife, Ruth Irene Hardin are Joyce Hardin Cunningham, Patricia Hardin Whitaker and Shirley Hardin Smith. (See Affidavit of Heirship of record in Book 9267, Page 763, Register's Office for Davidson County, Tennessee).

unimproved ( )
This is improved (X) property, known as 4011 Timothy Drive, Nashville, TN 37218
(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 & this 27th day of JANUARY, 1995

Joyce Hardin Cunningham
Joyce Hardin Cunningham

Patricia Hardin Whitaker
Patricia Hardin Whitaker

Shirley Hardin Smith
Shirley Hardin Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9610 PG 839

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joyce Hardin Cunningham

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of January, 1995.

Commission expires 5/23/98

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, a _____ 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

STATE OF MARYLAND
COUNTY OF HARFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patricia Hardin Whitaker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at White Marsh, Maryland, this the 7 day of February, 1995.

MY commission expires: CAROLYN E. MILLER NOTARY PUBLIC STATE OF MARYLAND My Commission Expires October 13, 1998

Carolyn E Miller
Notary Public

STATE OF ALABAMA
COUNTY OF MOBILE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shirley Hardin Smith, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mobile, Alabama, this the 15th day of February, 1995.

My commission expires: My Commission Expires 6-7-98

Dorothy K Mott
Notary Public

39219

IDENTIF. & REFERENCE

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

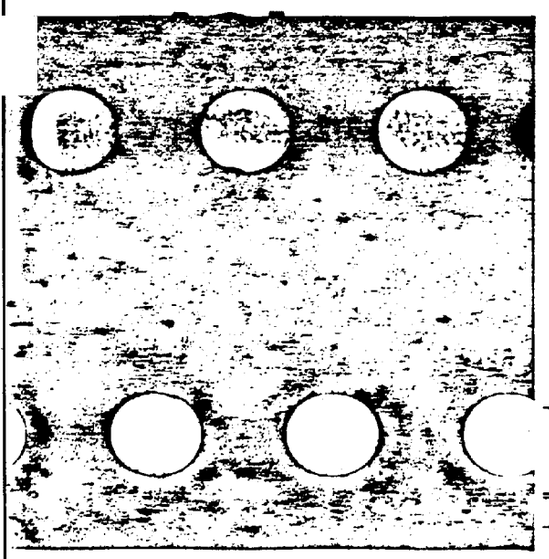
95 MAR -3 PM 12:55
DAVIDSON COUNTY, TN.

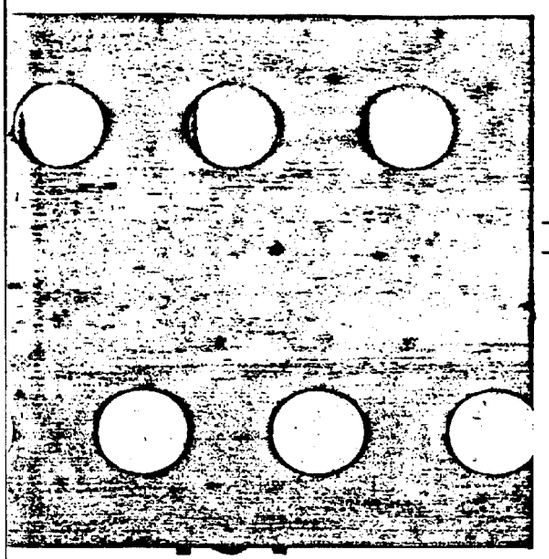
WARRANTY DEED

FROM:
JOYCE HARDIN CUNNINGHAM
PATRICIA HARDIN WHITAKER
SHIRLEY HARDIN SMITH

TO:
EARL D. CUNNINGHAM

7232 03/03 0101 03CHECK 129.-





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ Form 9610 Pt 840

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 8.00
TOTAL 129.25
CHECK 129.25

03/03/95 01 12:56 0001 7232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39219
IDENTIF. ↑ REFERENCE

95 MAR -3 PM 12: 55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886880