This Instrument Prepared by:

**GLENN S. MACBETH**
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Kenneth G. Cunningham
1824 Jefferson Street
Nashville, TN 37208

SEND TAX BILLS TO: Same

IDENTIF. # REFERENCE 0084910

95 AUG -2 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

(Map/Parcel No. 092-03-0/026.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Sammie C. Sneed, a widow,** have bargained and sold and do hereby transfer and convey unto **Kenneth G. Cunningham, an unmarried person,** his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 4 and the west 1/2 of Lot No. 3 of John L. Brown Subdivision as of record in Book 21, Page 136, Register's Office of Davidson County, Tennessee.

SAID Lot and part of said lot adjoin and front 75 feet on the north side of Jefferson Street and run back between parallel lines, 194-1/2 feet to an alley.

Included in the above description but excluded therefrom is 4,942 square feet conveyed to the State of Tennessee by deed from Cecelia M. Caruthers of record in Book 4160, page 862, Register's Office for said County.

BEING the same property conveyed to Sammie C. Sneed by deed from Cecelia M. Caruthers, a widow, of record in Book 6652, page 393, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument is executed in behalf of Sammie C. Sneed, Grantor, by Hubert E. Dixon, Jr., as her attorney-in-fact pursuant to a Limited Power of Attorney of record in Book 9748, page 262, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1824 Jefferson Street, Nashville, Tennessee 37208

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantee.

**GRANTOR FURTHER COVENANTS** and binds Grantor, her heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND AND SIGNATURE** on this the 27th day of July, 1995.

Sammie C. Sneed
SAMMIE C. SNEED

Hubert E. Dixon Jr.
by: Hubert E. Dixon, Jr.
Attorney-in-fact

7496 08/02 0101 03CHECK 212.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hubert E. Dixon, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledges himself to be the attorney-in-fact for Sammie C. Sneed, a widow, the within named bargainor, by Limited Power of Attorney instrument dated July 25, 1995 of record in Book 9748, page 262, Register's Office for Davidson County, Tennessee and that he as such attorney-in-fact executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 27th day of July, 1995.

NOTARY PUBLIC

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

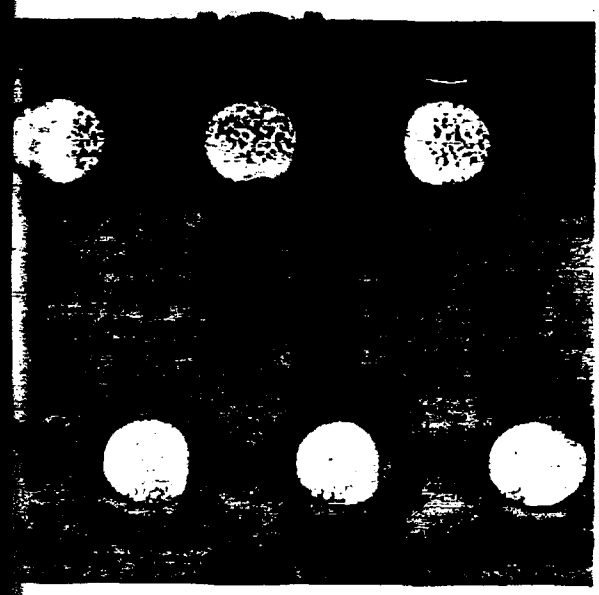
Kenneth G. Cunningham
Kenneth G. Cunningham, Affiant

Subscribed and sworn to before me this 27th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

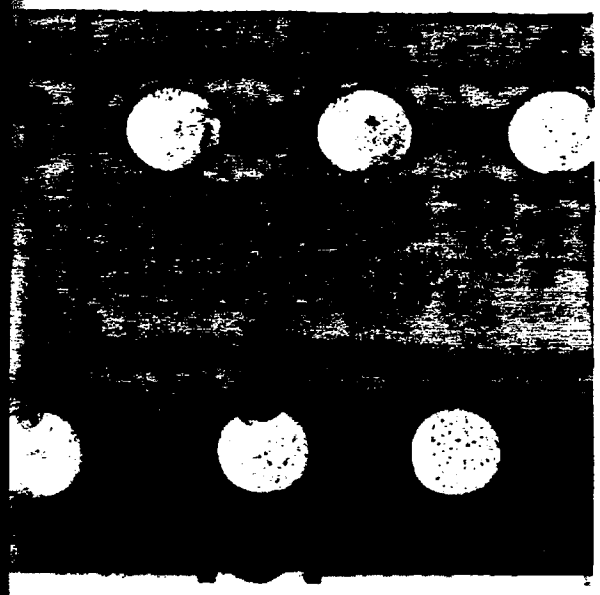
RECEIVED OF _____

FOR _____

BOOK 9748 PG 266

| | | |
|---|---|---|
| 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 | 55000.00 |
| CON TX | 203.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 212.50 |
| CHECK | 212.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7496

0084910
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**936530