P-44 **THIS INSTRUMENT PREPARED BY:** **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,000.00. **Affiant** Subscribed and sworn to before me, this 29th day of January, 1996. Notary Public My Commission Expires: 8/12/99

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Arnold Ray Cunningham 904 Percy Warner Blvd. Nashville, TN 37205	Send Tax Bills To: Collateral Mortgage, Ltd. 1900 Crestwood Blvd. P. O. Box 830180 Birmingham, AL 35283	Map-Parcel Number: 129-15-9-046.00 7DZ 36254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT F. HESLIN AND WIFE, ELIZABETH R. HESLIN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ARNOLD RAY CUNNINGHAM,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, page 12, 13 and 14, Register's Office for said County.

Said Lot No. 105 fronts 85.0 feet on the southeasterly margin of Percy Warner Boulevard and extends back 217.46 feet on the northeasterly line and 326.76 feet on the southwesterly line to a dead line in the rear, measuring 186.62 feet thereon, along the westerly margin of the right of way of the Louisville and Nashville Railroad.

Being the same property conveyed to Robert F. Heslin and wife, Elizabeth R. Heslin by deed from C. J. Stone, a single person, of record in Book 8936, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3466, page 89; Book 3534, page 128; Book 3577, page 511 and Book 3702, page 465, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3600, pages 12, 13 & 14, Register's Office for said County.

This is improved property known as 904 Percy Warner Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of January, 1996.

Robert F. Heslin

Elizabeth R. Heslin

96 JAN 29 PM 3:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0145054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT F. HESLIN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 1996.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH R. HESLIN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

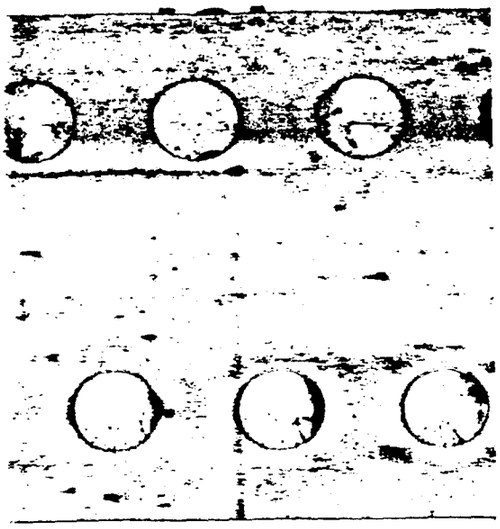
WITNESS my hand, at office, this 29th day of January, 1996.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/99

324 01/29/96 0101 03CHECK 471.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

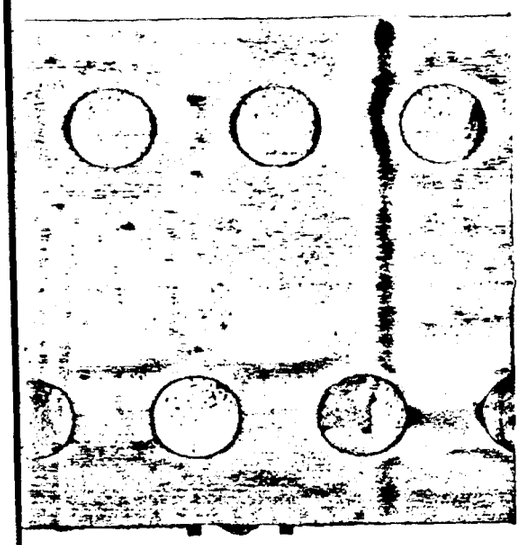
RECEIVED OF _____

FOR _____

BOOK 9930 PG 467

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 471.50

CHECK 471.50

01/29/96 01 15:28 0001 2324

0145054
IDENTIF. ← REFERENCE

96 JAN 29 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000578