58

WARRANTY DEED

BOOK 10033 PG 573

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip L. Cunningham (NAME)	Columbia National Incorporated (NAME)	MAP 172-12B
1416 Woodfield Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 31
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, William Van Fleet and wife, Tommie E. Van Fleet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip L. Cunningham and wife, Cindy S. 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 Davidson County, Tennessee, being Lot No. 378 on the plan of Section Three, Bradford Hills, of record in Book 7900, page 6, and Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William K. Van Fleet and wife, Tommie E. Van Fleet by deed from William E. Smith and wife, Janice L. Smith of record in Book 9197, page 886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT:

Restrictive covenants contained in an instrument of record in Book 8267, page 616, Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 8071, page 531, said Register's Office.

Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, page 520, said Register's Office.

Open Space or common area conveyed to Bradford Hills Homeowner's Association, Inc., in Quitclaim Deed of record in Book 8154, page 304, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 1416 Woodfield Drive, Nashville, Tennessee 37211
(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 26th day of April, 19 96

William Van Fleet

Tommie E. Van Fleet

BOOK 10033 PG 574

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Van Fleet and wife, Tommie E. Van Fleet

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 Franklin, Tennessee, this 26th day of April, 19[illegible]

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

LEGAL DESCRIPTION CONTINUATION

Office.

Deeds of conveyance for sanitary sewers of record in Book 8377, page 764, Book 8377, page 769, Book 8377, page 808, and Book 8377, page 972, said Register's Office.

Plan of record in Book 7900, page 6, and amended in Book 7900, page 239, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

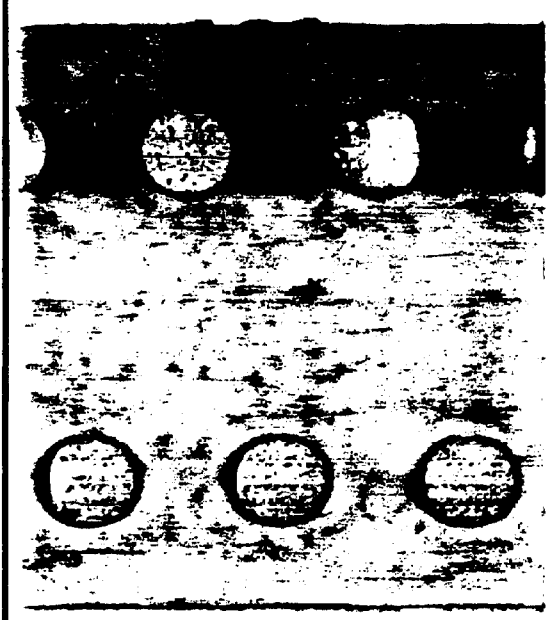
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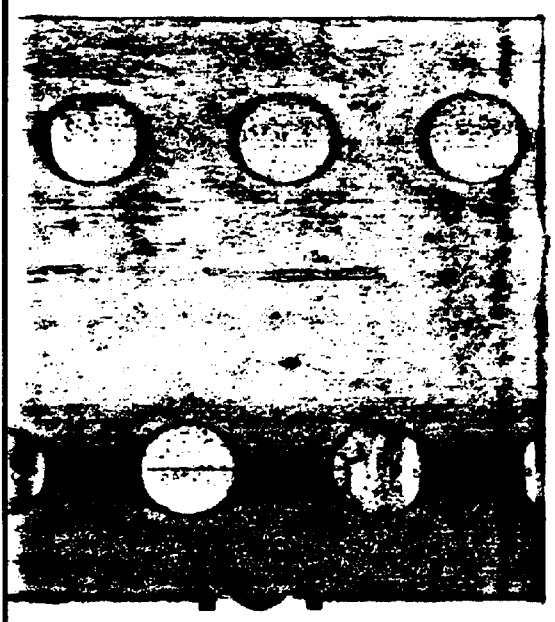
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 10:58

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6384 05/01 0101 03CHECK 545.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10033 PG 576

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	
				143900.00
			CON TX	532.43
			PRFEE	1.00
			WDEED	12.00
			TOTAL	545.43
			CHECK	545.43
05/01/96	01		11:00 0001	6384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176945
IDENTIF. ↑ REFERENCE
96 MAY -1 AM 10: 58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034422