BOOK 10313 PG 502

49

EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23, 2000

STATE OF TENNESSEE 7291
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Monica Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 97.

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Ann Holmes	NEW OWNER	Map 47, Parcel 69
(NAME) 5202 Idaho Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Kevin D. Cundiff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica Ann Holmes

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:

See exhibit A attached hereto and made a part hereof.

This is not now nor has it ever been the residence of the Grantor

01262273

IDENTIFICATION REFERENCE

97 JAN -7 PM 1:24

REGISTER DAVIDSON COUNTY, TN.

2817 01/07 0101 03CHECK 79.60

This is unimproved property known as Sulphur Creek

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 his hand this 6th day of January, 19 97.

Kevin D. Cundiff

Kevin D. Cundiff

STATE OF TENNESSEE
COUNTY OF Davidson

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

Kevin D. Cundiff

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 19 97.

EVELYN C. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires

Notary Public

My Commission Expires SEPT. 23, 2000

File No.: 7291

BOOK 10313 PG 504

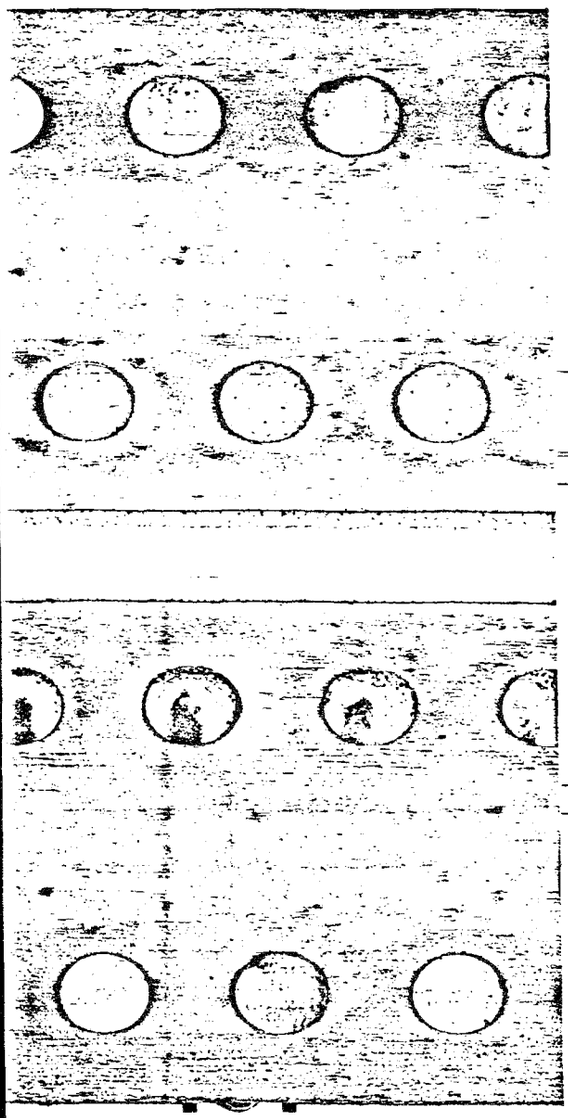
ATTACHMENT

Land in Davidson County, Tennessee, described according to a survey of R. L. Montoya-Land Surveying, Tenn. R.L.s. No. 697, dated November 22, 1989, also described according to the Davidson County Assessor's maps as Map 47, Parcel 69, as follows:

Beginning at an iron pin in the north margin of Sulphur Creek Road as located, said point being 434 feet, more or less, from Tax Hyde Road; thence along the north margin of Sulphur Creek Road the following calls, North 40 deg. 23 min. 14 sec. West, 271.22 feet to an iron pin; thence along a curve to the right, having a radius of 329.98 feet a distance of 163.71 feeet to an iron pin; thence North 11 deg. 57 min. 41 sec. West 203.57 feet to an iron pin; thence with a curve to the left, having a radius of 259.32 feet a distance of 243.01 feet to an iron pin; thence with another curve to the left, having a radius of 208.00 feet a distance of 210.57 feet to an iron pin; thence South 56 deg. 20 min. 27 sec. West 125.98 feet to an iron pin; thence with a curve to the right, having a radius of 350.24 feet a distance of 179.08 feeet to an iron pin, said pin being the southwest corner of this tract, the southwest corner of Matthew Walker as of record in Deed Book 2029, page 589, said Register's Office, thence along with the west line of this tract, North 06 deg. 00 min. 26 sec. East 293.20 feet to an iron pin, said pin being the northwest corner of this tract and the southwest corner of Samuel Kelley property of record in Deed Book 329, page 634, said Register's Office; thence along the north line of this tract South 87 deg. 02 min. 33 sec. East 916.50 feet to an iron pin, said point being the northeast corner of this tract in the west line of Wilburn and Rosa Hazelwood as of record in Deed Book 6663, page 319, said Register's Office; thence along the east line of this tract, South 02 deg. 30 min. 00 sec. West 834.86 feet to the point of beginning.

BEING a portion of the same property conveyed to Kevin D. Cundiff by deed from Lawrence Murphy and wife, Patricia June Murphy, filed of record in Book 8004, page 779, Register's Office for Davidson County, Tennessee and being all of the same property conveyed to Kevin Cundiff by Quitclaim Deed from Kevin D. Cundiff and Cynthia K. Poe of record in Book 8890, page 147, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.



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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 505

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

01/07/97 01 13:26 0001 2817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262273
IDENTIF. & REFERENCE

97 JAN -7 PM 1:24
REGISTER
DAVIDSON COUNTY, TN.

No. 1105350