FILE NO. 35308
FILE BOX "7"

BK 10381 PG 290

THIS INSTRUMENT PREPARED BY:

WILLIAM S. RUSSELL
Attorney at Law
607 Belmont Ave.
P. O. Box 1025
Shelbyville, TN 37160

New Owner.
Charles E. Cunningham
13336 Old Hickory Blvd.
Antioch, TN 37013

Tax bills: Same

Map 183
Par 94

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WILLIAM S. RUSSELL** and wife, **NELLE LACY RUSSELL**, have this day bargained and sold and by these presents do transfer and convey unto **CHARLES E. CUNNINGHAM** and wife, **MARY E. CUNNINGHAM**, their heirs and assigns, a certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Seale Subdivision, as of record in Book 5190, page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to WILLIAM S. RUSSELL and wife, NELLE LACY RUSSELL, by deed for STEPHEN C. POPOVICH, unmarried, of record in Book 8532, page 991, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 13336 Old Hickory Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **CHARLES E. CUNNINGHAM** and wife, **MARY E. CUNNINGHAM**, their heirs and assigns, in fee simple, forever.

WE COVENANT with said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and our title to same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS OUR HANDS this 6th day of March, 1997.

WILLIAM S. RUSSELL

NELLE LACY RUSSELL

STATE OF TENNESSEE }
:
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public at Large for the State of Tennessee, the within named **WILLIAM S. RUSSELL** and wife, **NELLE LACY RUSSELL**, the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the foregoing deed instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of March, 1997.

NOTARY PUBLIC AT LARGE

My Commission expires: 8-12-98.

SEND TAX STATEMENT TO:

_____

_____

_____

STATE OF TENNESSEE }
:
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $144,530.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 1997.

NOTARY PUBLIC

My Commission Expires 11/28/98.

RECEIPT
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
97 MAR 17 AM 8:50
IDENTIF. & REFERENCE
0283300

7408 03/17 0101 CJDHECK 543.77



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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|
| | 144530.00 |
| CON TX | 534.77 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 543.77 |
| CHECK | 543.77 |

03/17/97 01 08:49 0001 7408

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0283300
IDENTIF. & REFERENCE

97 MAR 17 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No. 1127746**