Book 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,800.00

* Ellen Rochelle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen W. Rochelle	First Trust Mortgage Company	64-9-199
(NAME)	(NAME)	
4212 Brackenwood Drive	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis,Tennessee 38120	
(CITY) (STATE) (ZIP)	(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, **JEFFERY W. CUNNINGHAM AND WIFE GINA S. CUNNINGHAM** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLEN W. ROCHELLE, UNMARRIED** 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. 39 on the Plan of Southfork Section One of record in Plat Book 6250, Page 384 & 385, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffery W. Cunningham and Gina Y. Spencer by deed of record in Book 9327, Page 760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Gina Y. Spencer and Gina S. Cunningham being one and the same person

BOOK 10516 PG 804

RAT

This is improved (X) property, known as 4212 Brackenwood Drive, Old Hickory, TN 37138
(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 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 my/our hand(s) this 30th day of June, 1997.

Jeffery W. Cunningham
Jeffery W. Cunningham

Gina S. Cunningham
Gina S. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Jeffery W. Cunningham and wife Gina S. Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 30th day of June, 1997

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires Oct. 9, 1999

0322737
IDENTIFICATION REFERENCE

97 JUL -3 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0322737 07/03/97 10:37:01 03CHECK 407.86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10516 PG 805

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
107800.00
CON TX 398.86
PRFEE 1.00
WDEED 8.00
TOTAL 407.86
CHECK 407.86

07/03/97. 01 10:37 0001 0572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0322737
IDENTIF. ↑ REFERENCE

97 JUL -3 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170348