BOOK 10539 PG 740

97 JUL 23 PM 2:23

PICK-UP

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THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
WITH INFORMATION FURNISHED BY THE PARTIES HERETO
AND WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION
223 Madison Street, S. 102
Madison, Tn 37115

QUITCLAIM DEED

Name and Address of New Owner:	Map & Parcel:
Dean Ray Cunningham	Map 69-00-0
4011 Timothy Drive	Parcel 83
Nashville, TN 37218	13DA-52135

Send Tax Bills to: Same as New Owner

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, **I, JOYCE HARDIN CUNNINGHAM, unmarried, the surviving spouse of EARL D. CUNNINGHAM,** deceased, do hereby quitclaim and convey unto **DEAN RAY CUNNINGHAM**, his successors and assigns, all my right, title and interest, in and to the following described tract of land:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book J, Pages 396 and 397, County Court for said County, described according to a survey made by Ralph W. C. Lambert, dated May 5, 1963, as follows:

BEGINNING at an iron pin on the easterly margin of Drakes Branch Road at the intersection of the easterly margin of said Road and the northerly line of Lot No. 43 of Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Road, North 2 deg. 06' East 200.2 feet to an iron pin; thence South 85 deg. 31 ' East 778 feet to an iron pin; thence South 4 deg. 10' east 202.7 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with same north 85 deg. 31' West 800 feet to the beginning, containing 3.62 acres, more or less.

Being the same property conveyed to Earl D. Cunningham by Warranty Deed from Joyce Hardin Cunningham, Patricia Hardin Whitaker and Shirley Hardin Smith, as the only heirs-at-at law of J. C. Hardin and wife, Ruth Irene Hardin, which deed is of record in Book 9610, Page 838, Register's Office for Davidson County, Tennessee.

The said Earl D. Cunningham having since died on January 27, 1996 leaving Joyce Hardin Cunningham as a surviving spouse and Dean Ray Cunningham as only child born to Earl D. Cunningham and only remaining heir-at-law.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of JULY, 1997.

Joyce Hardin Cunningham
Joyce Hardin Cunningham
(1)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joyce Hardin Cunningham, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 23RD day of JULY, 1997.

Commission expires: 5/23/98

Elaine L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Joyce Hardin Cunningham
Affiant

Subscribed and sworn to before me, this the 23RD day of JULY, 1997.

Elaine L. Gregory
Notary Public

My Commission expires: 5/23/98

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