22

WARRANTY DEED

10602 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 19 97

~~I. DYKE TATUM~~
J. PHILLIP JONES Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW J. CUNNINGHAM (NAME)	NATIONAL BANK OF COMMERCE, (NAME)	91-5-A-5CO
205 ERROL LANE (ADDRESS)	7770 POPLAR AVENUE (ADDRESS)	08DA-62021
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	GERMANTOWN, TN 38138 (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, NANCY C. MEADOWS GRIMES AND HUSBAND, JOHN P. GRIMES, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW J. CUNNINGHAM AND WIFE, BRANDI W. 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. 5, on the Final Plat of SYLVAN HEIGHTS PHASE ONE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, page 676, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to NANCY C. MEADOWS, UNMARRIED PERSON (now married and known as NANCY C. MEADOWS GRIMES), by deed from Sylvan Investments, Inc., of record in Book 8237, page 907, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of SYLVAN HEIGHTS PHASE ONE, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 7568, page 400; Book 7888, page 831; and Book 8268, page 626; and Charter of record in Book 7601, page 632; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

JOHN P. GRIMES, JR., husband of NANCY C. MEADOWS GRIMES, joins in to convey any interest he may have by reason of his marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 205 ERROL LANE, NASHVILLE, TN 37209
(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 8th day of September 19 97

NANCY C. MEADOWS GRIMES
By: Nancy C. Meadows Grimes by John P. Grimes Jr. Attorney-In-Fact
JOHN P. GRIMES, JR., ATTORNEY-IN-FACT

JOHN P. GRIMES, JR.

10602 427

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN P. GRIMES, JR.

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 8TH day of SEPTEMBER 19 97

Commission expires 11/27/99

J. PHILLIP JONES Notary Public

*** LEGAL DESCRIPTION CONTINUATION

This instrument is executed on behalf of NANCY C. MEADOWS GRIMES, by JOHN P. GRIMES, JR., as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated September 5, 1997, made by:
HOWARD W. ANDERSON, License No. 527
A & A ENGINEERS, INC.
P. O. Box 40048
504 East Iris Drive
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

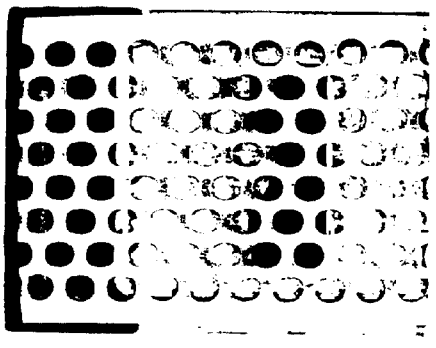
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN P. GRIMES, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of NANCY C. MEADOWS GRIMES, as her Attorney-in-Fact, as the free act and deed of the within named NANCY C. MEADOWS GRIMES.

WITNESS my hand and official seal at Nashville, Tennessee, this 8TH day of SEPTEMBER, 1997.

NOTARY PUBLIC J. PHILLIP JONES

MY COMMISSION EXPIRES: 11/27/99

03468807
IDENTIFICATION REFERENCE
97 SEP -9 PM 3:14
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
6752 09/09 0101 03CHECK 293-89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BK/PG 10602:428

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

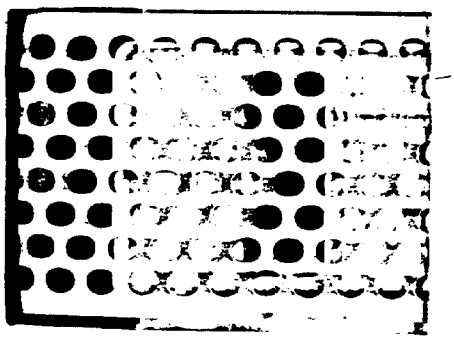
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76995.00
CON TX 284.89
PRFEE 1.00
WDEED 8.00
TOTAL 293.89
CHECK 293.89

09/09/97 01 15:14 0001 6752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0346807
IDENTIF. & REFERENCE
97 SEP -9 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196212