BOOK 10626 PG 382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Charles Leslie Barnett (NAME)	First Capital Mortgage Corp (NAME)	MAP 110
4837 Jonquil Drive (ADDRESS)	11 Chase Corporate Center St. 80 (ADDRESS)	PARCEL 78
Nashville, Tennessee (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, James D. Cunningham and Jo Anne Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Leslie Barnett, a married person

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:

A Certain tract or parcel of land in the fifth Civil District of Davidson County, Tennessee, being designed as Tract "B" on a survey made by Hickerson-Miller, Engineers-Surveyors, dated May 21, 1957, and being described according to said survey as follows:

Beginning at an iron pin in the westerly margin of proposed 50 foot road, said pin being located south 11 degrees 00' west 104.1 feet from the northwest terminus of said road pin being located at the southeast corner of the property conveyed to William D. Barfield and wife, by deed from M.D. Hale an dwife, of record in Book 2602, page 505, said Register's Office and by an unrecorded deed of correction dated July 1, 1957; thence south 57 degrees 30' west 213.4 feet to a stake; thence south 19 degrees 30' east 83.8 feet to an iron pin; thence south 8 degrees 30' west 85 feet to a point; thence north 81 degrees 45' east 125 feet, more or less, to a point in the westerly margin of said road; thence with the margin of of the same north 8 degrees 30' east 264 feet to the point of beginning.

Being the same property conveyed to James A. Cunningham by Quitclaim Deed from Mary J. Hand of record in Book 5167, page 918, Register's Office for Davidson County, Tennessee. The said James A. Cunningham having since died and conveying said property to James D. Cunningham and Jo Anne Cunningham by

CONTINUED

This is improved (X) unimproved ( ) property, known as 4837 Jonquil Drive, Nashville, Tennessee
(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 26th day of September 19 97

James D. Cunningham

Jo Anne Cunningham

BOOK 10626 PG 383

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Cunningham and Jo Anne Cunningham

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 26th day of September, 1997.

Commission expires 11-30-97

Notary Public

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

4152 09/30 0101 03CHECK 286.50

LEGAL DESCRIPTION CONTINUATION

virtue of his Will recorded in Will Book 176, page 319, Probate Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

0353684
IDENTIF. ↑ REFERENCE

97 SEP 30 AM 10:22

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10626 PG 384

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

09/30/97 01 10:26 0001 4152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0353684
IDENTIFICATION REFERENCE

97 SEP 30 AM 10:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1203514