BOOK 10685 PG 907

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES August 20, 2000

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Titus L. Cunningham	Arbor Mortgage Corp. dba First City Financial	69-11-2
(NAME)	(NAME)	
4023 Red Rose Court	5445 DTC Parkway #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Englewood, CO 80111	
(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, Bessie F. Kean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Titus L. Cunningham, 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. 5 on the Plan of Gold Coast Addition of record in Plat Book 2854, Page 123, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bessie F. Kean by deed of record in Book 9361, Page 905, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Bessie F. Kean by Carroll Kean Williams as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10664, Page 839, in the Register's Office for Davidson County, Tennessee.

97 NOV 17 PM 12:32
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

( ) unimproved
(XX) is improved property, known as 4023 Red Rose Court, Nashville, TN 37218
(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 my hand this 13th day of November 1997

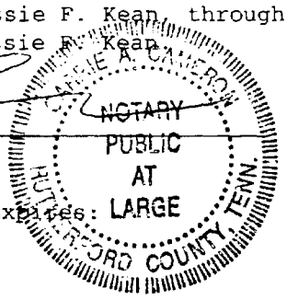
Bessie F. Kean

By: Bessie F. Kean Carroll K Williams

Carroll Kean Williams, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this November 13, 1997 before me personally appeared Carroll Kean Williams, the person who executed the foregoing instrument on behalf of Bessie F. Kean, and acknowledged that she executed the same as the free act and deed of the said Bessie F. Kean, through Power of Attorney granted July 11, 1996 by the said Bessie F. Kean.



Notary Public

My Commission Expires:

2280 11/17 0101 03CHECK

364.55

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10685 PG 909

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
	101500.00
CON TX	375.55
PRFEE	1.00
WDEED	8.00
TOTAL	384.55
CHECK	384.55

11/17/97 01 12:36 0001 2280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0370387
IDENTIFICATION REFERENCE

97 NOV 17 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1221438