FILE BOX 45

WARRANTY DEED

BOOK 10869 PG 116

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Staci Owens (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 53-6-O-A
2105 Riverway Drive (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 178 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Karen W. Cunningham and husband, Hubert Cunningham and Lillard T. Cunningham and wife, Hazel F. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Staci Owens, 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:

BEING Lot No. 178, on the plan of Phase One, Waterford Subdivision, of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Karen W. Cunningham and Lillard T. Cunningham and wife, Hazel F. Cunningham by deed from Larry Powell, Unmarried, of record in Book 8805, Page 174, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8694, Page 216 and Book 8699, Page 462, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 8715, Page 583, said Register's Office.

98 APR -2 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0420610
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2105 Riverway 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 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 31st day of March, 19 98

Karen W. Cunningham

Lillard T. Cunningham

Hubert Cunningham

Hazel F. Cunningham

RECEIPT # 04/02/98 010:20:28 BOOK 10869 PAGE 116 360.50