PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (sk) Title No: 40373
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Lloyd Cunningham<br>Elsie Cunningham<br>2027 Waterford Drive<br>Old Hickory, TN 37138 | PHH Mortgage Services Corp.<br>6000 Atrium Way<br>Mt. Laurel, NJ 08054 |

**TAX MAP-PARCEL NUMBERS: 053-06-B-109**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 117,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda M. Tompkins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lloyd Cunningham and spouse, Elsie Cunningham,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Waterford Subdivision, Phase 5B, of record in Plat Book 7900, pages 838 and 839, said Register's Office.

SAID Lot No. 34 fronts 56.53 feet on the easterly margin of Waterford Drive and extends back 117.60 feet on the northerly line and 134.61` feet on the southerly line to a dead line in the rear, measuring 78.79 feet thereon.

BEING the same property conveyed to Melinda M. Tompkins, unmarried, by deed from W. L. Bainbridge, Inc., of record in Book 9829, page 771, said Register's Office.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 838 and 839, said Register's Office, which Plan shows a 20 foot minimum building setback line from Waterford Drive, together with a designated building site and 15 foot easement for public utility and drainage purposes along the westerly front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 9530, page 185, Book 9530, page 189, Book 8699, page 462, Book 7463, page 294 and Book 8694, page 216, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 2027 Waterford Drive, Old Hickory, TN 37138

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of October, 1998.

Melinda M Tompkins
**Melinda M. Tompkins**

**State of Tennessee**
**County of Davidson**

On this 28th day of October, 1998, before me the undersigned authority, personally appeared **Melinda M. Tompkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 117,000.00

Affiant

Sworn and subscribed before me on the 30th day of October, 1998.

Notary Public

My Commission Expires: _____

CHRISTOPHER IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

98 NOV -2 PM 2:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0842 11/02 0101 03CHECK 443.90

0506769
IDENTIF. # REFERENCE

*Widoc: Deed Wty—12/92*

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 | 117000.00 |
| | | | CON TX | 432.90 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 443.90 |
| | | | CHECK | 443.90 |
| | | 11/02/98 | 01 | 14:08 0001 0842 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506769
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365997