Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Oren Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 1998.

Notary Public

MY COMMISSION EXPIRES: 11-25-2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oren Frazier (NAME)	SAME (NAME)	147-16
370 Fairlane Drive (STREET ADDRESS/ROUTE NUMBER)	453 Brewer Dr. (STREET ADDRESS)	105.00
Nashville, TN 37211 (CITY/STATE/ZIP)	Nashville, TN 37211 (CITY/STATE/ZIP)	

FOR AND IN 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,

Johnny Cunningham and Barry Cunningham and Terry Cunningham and Jerry Cunningham, being all the heirs at law of Vesta Mae Brooks Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oren Frazier

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:

See Attached Legal Description

11260.

Subject to the following: easements, setback lines and restrictions of record in Book 2331, page 145-6, and Book 2598, page 49, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations and rights for public utilities; taxes for 1998 have been paid by Grantors herein.

0527387
IDENTIF. ↑ REFERENCE

98 DEC 21 AM 8:48
REGISTER
DAVIDSON COUNTY, TN.

368

This is unimproved ( )
improved (X) property, known as 370 Fairlane Drive (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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 17th day of December, 1998.

JOHNNY CUNNINGHAM

BARRY CUNNINGHAM

TERRY CUNNINGHAM

JERRY CUNNINGHAM

T1260 369

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 **Johnny Cunningham and Barry Cunningham and Terry Cunningham and Jerry 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 **Nashville, TN**, this **17th day of December, 1998**.

Notary Public

Commission Expires:

MY COMMISSION EXPIRES 11-25-2000

Description of said property is as follows:

Being Lot No. 328 on the Plan of Fairlane Park, Section III of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 328 fronts 73 feet on the north side of Fairlane Drive and runs back between lines, 161 feet on the west line and 226 feet on the east line to a dead line in the rear on which it measures 97.7 feet.

BEING the same property conveyed to Johnny Clifton Cunningham and Vesta B. Cunningham by deed of record in Book 2644, page 187, dated April 16, 1957, recorded April 18, 1957, Register's Office for said County. BEING also the same property vested in Vesta Mae Brooks Cunningham by Divorce Decree from Johnny Clifton Cunningham, Sr., dated June 18, 1979, recorded September 17, 1979, of record in Book 5499, page 572, in the Register's Office for Davidson County, Tennessee. Vesta Mae Brooks Cunningham is deceased, devising the above described property to her four children, Johnny Cunningham, Barry Cunningham, Terry Cunningham and Jerry Cunningham. See Last Will and Testament of Vesta Mae Brooks Cunningham, File No. 98P-1805, Probate Court for Davidson County, Tennessee, also of record in Book 11236, page 540, Register's Office for Davidson County, Tennessee.

rta/27764

2816 12/21 0101 03CHECK 281.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

371

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 1260.00

11260

CON TX	266.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	281.40
CHECK	281.40

12/21/98 01 08:46 0001 2816

05273387
IDENTIF. & REFERENCE

98 DEC 21 AM 8:48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402257