# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 11/18/01
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Lee Cunningham | Regional Investment Co. d/b/a | MAP 103-2 |
| (NAME) | (NAME) | |
| 203 Orlando Avenue | 9221 Ward Parkway Ste. 300 | PARCEL 56 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Kansas City, MO 64114 | |
| (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, Raymond Price and wife, Tracy L. Price

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lee Cunningham and wife, Elke D. Cunningham and Ann Harby ~~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 part of the Lot No. 20 on the Map of C.C. Vernon's Farms as of record in Book 161, page 164, said Register's Office, and being the northerly 55 feet of Lot No. 3, not of record and described according to a survey made August 6, 1952, by Ralph W.C. Lambert, Surveyor, as follows:

BEGINNING at a point on the westerly margin of Orlando Avenue at the common corner of Lots Nos. 2 and 3 on said unrecorded map; thence in a southerly direction along the margin of Orlando Avenue, 55 feet to a point; thence in a westerly direction parallel with Burgess Street, 130 feet to a point on the easterly margin of Lot No. 4; thence in a northerly direction and parallel with Orlando Avenue 55 feet to the corner of Lots Nos. 2 and 3; thence in an easterly direction along the line between said tow lots, 130 feet to the point of beginning.

Being the same property conveyed to Raymond Price and wife, Tracy L. Price by deed from Robert H. Schamberger and wife, Pamela S. Schamberger of record in Book 10205, page 917, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved ( X ) property, known as 203 Orlando Avenue, Nashville, Tennessee 37209
(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 28th day of December 19 98

Raymond Price

Tracy L. Price

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 Raymond Price and wife, Tracy L. Price

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 28th day of December, 19 98.

Commission expires 11/18/01

Notary Public

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



05319968
IDENTIF. & REFERENCE
99 JAN -4 AM 9:29
REGISTER
DAVIDSON COUNTY, TN.
8692
01/04 0101 03CHECK 381.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11278 PAGE 814

| | | | | | |
|---|---|---|---|---|---|
| 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 |

99 JAN -4 AM 9:29
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
ID 053/968
ENTIF. & REFERENCE

| | | | |
|---|---|---|---|
| | | CAMT | |
| | | | 100000.00 |
| | | CON TX | 370.00 |
| | | PRFEE | 1.00 |
| | | WDEED | 8.00 |
| | | CFEE | 2.00 |
| | | TOTAL | 381.00 |
| | | CHECK | 381.00 |
| 01/04/99 | 01 | 09:27 | 0001 7698 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1407097