WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 102, Madison, TN 37115

mail-

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Cunningham (NAME)	Same as New Owner (NAME)	MAP 69-16
1113 Berwick Trail (ADDRESS)	(ADDRESS)	PARCEL 63
Madison, TN 37115 (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, The Elizabeth Road Land Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Cunningham and Betty Ann Stevens, a one-half undivided interest each as tenants in common

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 EXHIBIT A

05371180
IDENTIF. & REFERENCE

99 JAN 15 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1607 Elizabeth Road, 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 12th day of January 19 99

The Elizabeth Road Land Trust
~~By:~~ Lee Ann Gilliland, Trustee

by: F. Dale Hire

F. Dale Hire, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named F. Dale Hire, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lee Ann Gilliland, and acknowledged that he executed the same as the free act and deed of the said Lee Ann Gilliland.

~~xxxx

EXHIBIT A

EXHIBIT "A"

Certain real property situated in the 13th, formerly the 23rd Civil District of DAVIDSON County, Tennessee, being Lot No. 8 on the Map of J. J. Holzapfel's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, dated March 2, 1919, as follows:

BEGINNING on the northerly margin of Elizabeth Street at the southeast corner of the property conveyed to Raymond Johnson and wife, by deed from J. J. Holzapfel and wife, of record in Book 1809, Page 557, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots northwardly 156.15 feet to the southerly line of the R. Walter Cundall property; thence with said line, eastwardly 100 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with same westwardly 100 feet to the beginning.

Being the same property conveyed to The Elizabeth Road Land Trust by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee of record in Book 11279, Page 463, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1607 ELIZABETH ROAD, NASHVILLE, TENNESSEE 37218

2188 01/15 0101 03CHECK 11:47:50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11298 PAGE 713

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 114.90
CHECK 114.90

01/15/99 01 08:20 0001 3188

05371 80

IDENTIF. ↑ REFERENCE

99 JAN 15 AM 8:21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412626