Vol 2

BOOK 11377 PG. 847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Carrie Gaddis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

CATHERINE A. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Catherine A Tice
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 5-28-2000

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Gaddis (NAME)	SouthTrust Mortgage Corporation (NAME)	172-12B
605 Cobble Court (ADDRESS)	100 Brookwood Place (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	215 CO

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, Joseph P. Cunningham and wife, Colleen M. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Gaddis and Carrie Gaddis

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 Lot No. 273 on teh Plan of Bradford Hills, Section Eleven, as of record in Book 7900, page 6, as amended in Book 7900, page 496, Register's Office for Davidson County, TEnnessee to which plan reference is heremade for a complete description thereof.

Being the same property conveyed to Joseph P. Cunningham and wife, Colleen M. Cunningham by deed from Clifton L. Bennet and wife, Susan C. Bennet of record in Book 9448, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 6, and Book 7900, page 496; restrictions of record in Book 8885, page 519, and Book 9055, page 826; by-laws of record in Book 8071, page 531; charter of record in Book 8071, page 520; dedication of record in Book 9779, page 672; deeds of record in Book 8377, page 769, and 8377, page 808; all of record in the Register's Office for Davidson County, Tennessee.

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RECEIVED & RECORDED
055918

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

unimproved ( )
This is improved (X) property, known as 605 Cobble Court, Nashville, Tennessee 37211
(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 25th day of February 19 99

Joseph P. Cunningham by Kathy Coleman his attorney-in-fact
Joseph P. Cunningham, by Kathy Coleman, his Attorney-in-fact

Colleen M. Cunningham by Kathy Coleman her attorney-in-fact
Colleen M. Cunningham, by Kathy Coleman, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared KATHY COLEMAN with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for JOSEPH P. CUNNINGHAM AND WIFE, COLLEEN M. CUNNINGHAM, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of JOSEPH P. CUNNINGHAM AND COLLEEN M. CUNNINGHAM, the within named bargainor(s) by the said KATHY COLEMAN as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 25th day of February, 1999.

Catherine R. Tice
NOTARY PUBLIC

My Commission Expires: 5-28-2000

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Joseph P. Cunningham and wife, Colleen M. Cunningham

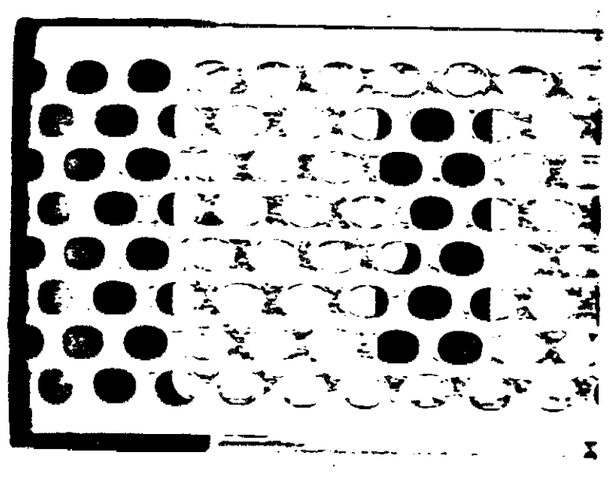
TO

Thomas Gaddis and Carrie Gaddis

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

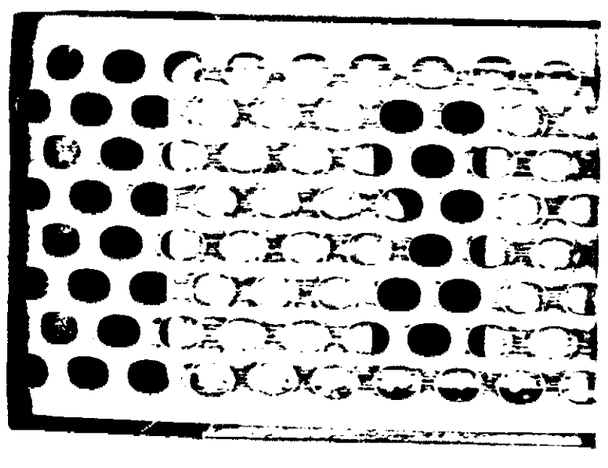
FOR _____

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	

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CAMT	126000.00
CON TX	466.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	477.20
CHECK	477.20

03/10/99 01 11:20 0001 6586



0559181
IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435735