FOR RECORDING PURPOSES

LTIC File No. 41646 File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $53,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: January 7, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Dec. 20, 1998

BOOK 11381 PG. 617

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: Terry Cunningham 3002 A & B Clifton Avenue Nashville, TN 37209	**SEND TAX BILLS TO:** Terry Cunningham 3715 Hydes Ferry Rd. nashville TN 37218	**MAP-PARCEL NUMBER:** 92-5-282

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. I/WE, Suzanne Swett Whitlow, Constance J. Reed, David E. Swett, Bennie H. Swett, Edith R. Burford and Lethia S. Jordan, Andre Swett, Austin Swett,Jr., and Frances Lunsford, heirs of Walter Swett, AND Veronica M. Swett, Lethia Swett Mann and Rita Swett, heirs of Morris Swett

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Terry Cunningham and wife, Chrystal Cunnington

HEREINAFTER CALLED THE **GRANTEE(S),** 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 Nos. 13 and 14, Block 2, on the Plan of Fisk University, as shown on plat of record in Plat Book 421, page 4 and 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Walter Swett and wife, Susie Swett in Book 3315, page 325, in Register's Office for Davidson County, Tennessee. The said Susie Swett having predeceased Walter Swett. The said Walter Swett having since died. Pursuant Probate #94P-690, the property was then vested in his heirs as follows: Edith Burford, Lethia Jordon, Constance Reed, Bennie Swett, David Swett, Morris Swett, Suzanne Whitlow, Andre Swett and Austin Swett, Jr., the said Morris Swett having since died leaving Veronica M. Swett, Lethia Swett Mann and Rita Swett as heirs.

05602866 IDENTIFICATION REFERENCE

99 MAR 12 PM 1:38

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

7722 03/12 0101 03CHECK 207.10

THIS IS (xx)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

3002 A & B Clifton Avenue
Nashville, Tennessee

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: January 7, 1998

Suzanne Swett Whitlow

Andre Swett by Monica Edwars his Attorney in Fact

Austin Swett, Jr. by Monica Edwards, his Attorney

Constance J. Reed by Suzanne Swett Whitlow her

David E Swett
David E. Swett by Suzanne Swett Whitlow, Attorney inFact

Bennie H. Swett
Bennie H. Swett By Suzanne Swett Whitlow, Attorney in Fact

Edith R Burford
Edith R. Burford by Suzanne Swet Whitlow, Attorney inFact

Lethia S. Jordan
Lethia S. Jordan by Suzanne Swett Whitlow, Attorney in Fact

Veronica M Swett
Veronica M. SwettBy Suzanne Swett Whitlow, Attorney in Fact

Lethia Swett Mann
Lethia Swett Mann by Suzanne Swe Whitlow, Attorney in Fact

Rita Swett
Rita Swett by Suzanne Swett Whitlow Attorney in Fact

NOTARY ACKNOWLEDGEMENT

BOOK 11381 PG. 618

{Power of Attorney Acknowledgement}

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 Suzanne Swett Whitlow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *she* executed the within instrument in behalf of **Constance J. Reed, David E. Swett, Bennie H. Swett, Edith R. Burford, Lethia S. Jordan, Veronica M. Swett, Lethia Swett Mann and Rita Swett** and acknowledged that *she* executed the same as the free act and deed of the said Constance J. Reed, David E. Swett, Bennie H. Swett, Edith R. Burford, Lethia S. Jordan, Veronica M. Swett, Lethia Swett Mann and Rita Swett.

THOMAS H. SCOTT NOTARY PUBLIC SUTHERFORD CO TENN AT LARGE

Witness my hand and official seal at office at Nashville, Tennessee on this date of January 7, 1998.

My Commission Expires Dec. 20, 1998

Commission Expires:

Thomas H. Scott
Notary Public

(Individual Notary Acknowledgement)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid,personally appeared **Suzanne Swett Whitlow** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

THOMAS H. SCOTT NOTARY PUBLIC SUTHERFORD CO TENN AT LARGE

Witness my hand and official seal at office at Nashville, Tennessee on this date of January 7, 1998.

My Commission Expires Dec. 20, 1998

Commission Expires:

Thomas H. Scott
Notary Public

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

{Power of Attorney Acknowledgement}

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 Monica D. Edwards, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *she* executed the within instrument in behalf of Andre Swett and Austin Swett, Jr. and acknowledged that *she* executed the same as the free act and deed of the said Andre Swett and Austin Swett, Jr..

THOMAS H. SCOTT NOTARY PUBLIC SUTHERFORD CO TENN AT LARGE

Witness my hand and official seal at office at Nashville, Tennessee on this date of January 7, 1998.

My Commission Expires Dec. 20, 1998

Commission Expires:

Thomas H. Scott
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11381 PG. 619

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

0560286

INSERT A REFERENCE

99 MAR 12 PM 1:38

CAMT 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 207.10
CHECK 207.10

03/12/99 01 13:37 0001 7722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436858