FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16393

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr. Attorney
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 11469 PG. 361

ADDRESS NEW OWNER(S) AS FOLLOWS
CAROLINE F. CUNNINGHAM
(NAME)
309 Windemere Woods Drive
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (STATE) (P. O ZIP)

SEND TAX BILLS TO
same
(NAME)
(STREET ADDRESS)
(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS
MAP 131-1-H
PARCEL 5.00CO
FB# 7DA92105

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, RON PLATT AND WIFE, MARILYN SACKS PLATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLINE F. CUNNINGHAM AND M. RACHEL GWINN, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 5 on the Plan of Revised Plat of Phase I and II Windemere, as of record in Plat Book 6900, page 616, amended in Book 7805, page 49, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ron Platt and wife, Marilyn Sacks Platt by deed from Jerome Rosenblum and Fred Yazdian of record in Book 9724, page 463, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) Restrictions of record in Book 6958, page 576, amended in Book 7173, page 35, and in Book 7495, page 647; (3) Easements of record in Book 3913, page 129; (4) Amendment to the Charter of Incorporation of Windemere Homeowner's Association of record in Book 8062, page 592; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 45 and in Book 6900, page 616, amended in Book 7805, page 49, said Register's Office.

Ron Platt and Marvin R. Platt are one and the same person.

99 MAY -7 PM 1:14
[illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

[illegible] REFERENCE
05842377

unimproved ( )
This is improved (XX) property, known as 309 Windemere Woods Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of April, 1999

Ron Platt
RON PLATT

Marilyn Sacks Platt
MARILYN SACKS PLATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

RON PLATT AND WIFE, MARILY SACKS PLATT

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of April, 19 99

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF DAVIDSON

Personally appeared before me, _____ Notary Public in and for said County and State,

My Commission Expires SEPT. 23, 2000

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 454,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

RON PLATT AND WIFE,

MARILYN SACKS PLATT

TO

CAROLINE F. CUNNINGHAM AND

M. RACHEL GWINN,

BOTH UNMARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11469** PG. **363**

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

0584237

IDENTIFICATION REFERENCE

99 MAY -7 PM 1:13

BILL G[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible]
[illegible] 1875.50
[illegible] 1.00
[illegible] 9.00
[illegible] 1.00
[illegible] 1890.50
[illegible] 1890.50
[illegible] 3143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457809