ADDRESS OF NEW OWNER:
Kenneth Cunningham
1828 Jefferson St.
Nashville, Tennessee 37208

SEND TAX BILLS TO:
SAME

MAP 092-03
PARCEL 24

BOOK 11531 PG. 120

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **ANDRE LILLARD**, THE GRANTOR, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH CUNNINGHAM**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

> Land in Davidson County, TN, being Lot No.6 and the East 7 feet of Lot No. 7 on the Plan of J.L. Brown's Subdivision, of record in Book 21, page 136, Register's Office for said County.
>
> SAID Lot and part f said lot adjoins and fronts 57 feet on the northerly side of Jefferson Street and run back between lines, the distance not being shown on the plan, to a deed line in the rear.
>
> Being the same property conveyed to Andre Lillard, unmarried, by quit claim deed from ELEESE SMITH,(now deceased), reserving to herself a life estate of record in Book 10347 Page 236,Register's Office of Davidson County, TN.

This is improved property known as 1828 Jefferson St., Nashville,TN 37208.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE, that I am 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 I 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, his 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 16TH Day of June, 1999.

Andre Rene Lillard
ANDRE R. LILLARD

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

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

BOOK 11531 PG. 121

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Andre Rene Lillard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 1999.

Sabrina Marie Smith
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 26, 2002

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sabrina Marie Smith, a Notary Public in and for said County and State, the within named Andre R. Lillard, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, TN , this 16th day of June, 1999.

Sabrina Marie Smith
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 26, 2002

Prepared by:
MONTE D. WATKINS
Attorney at Law
1510 Parkway Towers
Nashville, TN 37219
(615) 244-2432

06000678
MAIL TAX REFERENCE
JUN 16 PM 3:11
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

ACKNOWLEDGMENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 11531 PG. 132

The undersigned, after being duly sworn, makes oath that she notarized the quitclaim of Eleese Smith on the 6th day of January, 1992, of record in Book 10347, page 236, Register's Office of Davidson County, TN.

Henrie Dixon

Sworn to and subscribed

before me this 16th day of June, 1999.

Notary Public

My Commission Expires: 11-25-2000

0678 06/16/99 0101 02CHECK 163.00

1

21
11-25-00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11531 PG. 123

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

0600678

INSTRUMENT # REFERENCE

99 JUN 16 PM 3:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	163.00
CHECK	163.00

06/16/99 01 15:14 0001 0678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479277