Box 60

Instr:200002040011914 Page: 1 OF 2
REC'D FOR REC 02/04/2000 12:02:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Newbill	First Republic Mortgage	069-16-0-063.00
(NAME)	(NAME)	
1607 Elizabeth Road	3212 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37203	
(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, John F. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonya Newbill

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:

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 for 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 lines, eastwardly 100 feet to the corner of Lots Nos. 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 that same property conveyed to John F. Cunningham and Betty Ann Stevens, a one-half undivided interest each as tenants in common, by deed from The Elizabeth Road Land Trust of record in Book 11298, Page 710, said Register's Office. And further conveyed to John F. Cunningham by Quit Claim Deed from Betty Ann Stevens of record in Book 11662, Page 964, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1607 Elizabeth Road, Nashville, Tennessee 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 28th day of January, 2000

John F. Cunningham

Sandra M. Cunningham
Sandra M. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Cunningham and Sandra M. Cunningham

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 28th day of January, 2000.

Commission expires 4/16/2002

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

_____
Notary Public