THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., ATTORNEY AT LAW, THIRD FLOOR, COURT SQUARE BUILDING, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201.

Davidson County DEEDWARR
Recvd: 03/13/01 14:15 3pgs
Fees:15.00 Taxes:185.00
20010313-0023991

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Braxton Cunningham, Jr. 248 Gray Oak Drive Tarpon Springs, Florida 34689	SAME	MAP 120.10 PAR .076

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, **CHARLES BRAXTON CUNNINGHAM, SR.** and wife, **PATRICIA COOKSY CUNNINGHAM**, have this day bargained and sold and do by these presents hereby transfer and convey unto **CHARLES BRAXTON CUNNINGHAM, JR.**, his heirs and assigns forever, a certain parcel of real estate situated in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot #9 on the map of Seven Oaks, Section I, as of record in Plat Book 1835, page 132, R.O.D.C. Tennessee.

Said Lot #9 fronts 100 feet on the easterly side of Weaver Avenue and extends back between lines 212.5 feet on the southerly line and 201.5 feet on the northerly line to a dead line in the rear measuring 124.3 feet.

This being the same property conveyed to Charles Braxton Cunningham, (Sr.) and wife, Patricia R. Cooksy Cunningham from Rufus B. Cunningham and wife, Eva Cunningham, by deed of record in Book 2958, page 541, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. A life estate in this property of the grantors, Charles Braxton Cunningham, Sr. and wife, Patricia Cooksy Cunningham, and to a mortgage of record payable to AmSouth, and that the Grantee is assuming said mortgage.

2. The consideration of this conveyance is the assumption of the above mortgage, and for the past help, aid, and assistance the Grantee has

rendered to the Grantors in the past, and for the aid, assistance, and upkeep of the Grantors in the future.

TO HAVE AND TO HOLD said tract of land, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except what is hereinbefore set out.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is the assumption of a mortgage with a balance of approximately $30,000.00, and the past services and future services to be rendered to the Grantors, estimated at $20,000.00. total of $50,000

Subscribed and sworn to before me, this the 13th day of March, 2001.

Patricia C. Cunningham
AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27-2001

This is improved property known as 410 Weaver Drive, Nashville, Tennessee 37217.

WITNESS OUR HANDS this 13th day of March, 2001, at Nashville, Davidson County, Tennessee.

Charles B. Cunningham, Sr.
CHARLES B. CUNNINGHAM, SR.

Patricia C. Cunningham
PATRICIA ~~COOKSY~~ CUNNINGHAM
Cooksey PCC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Luther E Cantrell a Notary Public in and for said County and State, the within named **CHARLES B. CUNNINGHAM, SR.** and wife, **PATRICIA COOKSY CUNNINGHAM**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 13th day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27-2001