WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/01 10:13 2pgs
Fees:11.00 Taxes:406.63
20010319-0025826

MIGNON SMELSER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 27 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher C. Cunningham (NAME)	GMAC Mortgage Corporation (NAME)	50-11-15
3316 Moorewood Drive (ADDRESS)	100 Witmer Road, P. O. Box 963 (ADDRESS)	12DZ 27750
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Wendell J. Marshall and wife, Wauhnita M. Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher C. Cunningham, a single person

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:

LAND in Davidson County, Tennessee, being Lot No. 633 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Masonwood Drive, the common corner of Lots 633 and 634; thence westerly along said margin 110 feet to a concrete monument marking the beginning of a curve; thence around said curve 39.27 feet in a southerly direction to a concrete monument; thence southerly 91.5 feet on the easterly margin of Moorewood Drive to the common corner of Lots Nos. 633 and 651; thence easterly 115.2 feet on a line between said lots to the common corner of Lots Nos. 633, 634 and 651; thence northerly 108.6 feet to the point of beginning.

Being the same property conveyed to Wendell J. Marshall and wife, Wauhnita M. Marshall by deed from Gaines and Gaines Construction Company, Inc. of record in Book 3769, page 589, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3434, page 27, amended in Book 3616, page 269 and Book 3702, page 519, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3316 Moorewood Drive, Nashville, TN 37207
(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 our hand s this 15th day of March, 2001

Wendell J. Marshall

Wauhnita M. Marshall

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 Wendell J. Marshall and wife, Wauhnita M. Marshall

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of March, 2001.

Commission expires 11/29/04

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV 29 2004

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