Book 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/01 10:45 2pgs
Fees:11.00 Taxes:242.35

20010626-0067443

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 4/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn D. Cunningham (NAME)	Same (NAME)	MAP 172-6A
8135 Cloverland Drive (ADDRESS)	(ADDRESS)	PARCEL 25
Nashville, TN 37211 (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, Triumph Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn D. Cunningham and wife, Eveyln M. Koenig

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. 35 on the Final Plat of Mountain View, Section 1, Revision One, of record in Plat Book 9700, page 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Triumph Construction, LLC by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20010312-0023491, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 10053, page 239; amended in Book 10496, page 311; By-Laws of record in Book 10496, page 391; Charter of record in Book 10496, page 380; dedication of common areas in Book 10929, page 987, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 563, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved (X)
This is improved ( ) property, known as 8135 Cloverland Drive, Nashville, TN 37211
(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 19th day of June, 2001

Triumph Construction, LLC
By:
James Macruk, Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Macruk and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member and _____ respectively of the Triumph Construction, LLC the within named bargainor, and corporation, and that he as such Member 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 James Macruk as such Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 19th day of June, 2001 .

My commission expires 11/24/2001

LAURI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public