BOX 50-B

~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **29th** day of **June, 2001** between **Elmer L. Thorne, ,** GRANTOR, and **Matthew Cunningham ,** as GRANTEEs

J.T.

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 11 of Block "E" on the map of Croleywood Subdivision of record in Plat Book 1130, page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elmer L. Thorne by Quitclaim Deed from Donald Arkovitz, Trustee of record in Book 8349, page 292, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 1130, page 130, Register's Office for Davidson County, Tennessee.

Subject to easements and/or restrictions of record in Book 1429, page 76, Register's Office for Davidson County, Tennessee.

Improved property known as 6324 Columbia Ave. Nashville, Tennessee 37219.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **June, 2001.**

Elmer L. Thorne
Elmer L. Thorne

Davidson County DEEDWARR
Recvd: 07/12/01 16:48 2pgs
Fees:13.00 Taxes:307.10

20010712-0074559

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the ~~within named~~ Elmer L. Thorne, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 29th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $83000

~~Affiant~~

Subscribed and sworn before me this 29th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Matthew Cunningham
6324 Columbia Avenue
Nashville, Tennessee 37209

Send Tax Bills to:
~~Capital Mortgage Funding~~
NOVASTAR
23046 AVENIDA DE LA CARLOTA STE
LAGUNA HILLS CA 92653

Map & Parcel Number:

Map 91 Group 13-0 Parcel 20