Davidson County DEEDWARR
Recvd: 07/18/01 10:46 2pgs
Fees:13.00 Taxes:85.10

20010718-0076102

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$23,000.00

Affiant

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat Cunninghan 1000 Fitzpatrick Drive Nashville, TN 37214	New Owner	Map 75.10 Parcel 156

For and in 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,

Maxie Patton III, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Pat Cunningham, married

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. 254 ON THE PLAN OF HERMITAGE ESTATES, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF SWEDEN DRIVE, BEING A POINT ON A CURVE HAVING A RADIUS OF 383.39 FEET, SAID POINT BEING 226.4 FEET NORTHWESTERLY FROM THE CENTERLINE OF LEBANON ROAD; THENCE WITH THE WESTERLY BOUNDARY OF A PARCEL OF LAND OF HERMITAGE ESTATES, RESERVED FOR FUTURE DEVELOPMENT, SOUTH 45 DEG. 26' WEST 122.95 FEET TO A CONCRETE MONUMENT IN COWGILL'S NORTHERLY LINE; THENCE NORTH 56 DEG. 19' WEST WITH COWGILL'S LINE 116.25 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT NO. 255; THENCE WITH THE COMMON LINE OF THIS LOT AND LOT NO. 255 IN A NORTHEASTERLY DIRECTION 154.10 FEET TO AN IRON PIN IN THE SOUTHWESTERLY RIGHT-OF-WAY OF SWEDEN DRIVE; THENCE WITH SAID RIGHT-OF-WAY OF SWEDEN DRIVE IN A SOUTHEASTERLY DIRECTION WITH A CURVE HAVING A RADIUS OF 383.39 FEET TO AN ARC DISTANCE OF 81.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, BY DEED FROM RIDGEWAY, INC., OF RECORD IN BOOK 3930, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MAXIE PATTON III, BY QUITCLAIM DEED FROM METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, DATED JANUARY 16, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20001019-0103595, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property being conveyed herein is not nor has ever been the principle residence of the Grantor.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of said lot, a 10' easement for utilities and drainage purposes along the rear of said lot, and a utility anchor easement over the NE 2½' X 25' of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3460, Page 583, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: 4204 Sweden Drive, Hermitage, TN 37076
(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(s) this 15th day of July, 2001.

Maxie Patton III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxie Patton III, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076