Davidson County DEEDWARR
Recvd: 08/06/01 13:57 2pgs
Fees:12.00 Taxes:0.00
20010806-0083848

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JOHN B. CUNNINGHAM, Trustee CUNNINGHAM LIVING TRUST 6974 Bethel Road Springfield, Tennessee 37073	Same	104-15-0-42700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Vicki L. Tillman
AFFIANT

Sworn to and subscribed before me this 27th day of July, 2001.

Notary Public
My Commission Expires: 5/30/04

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, JOHN B. CUNNINGHAM and BETTY J. CUNNINGHAM by JOHN B. CUNNINGHAM, Conservator, have this date bargained and sold, and do hereby transfer and convey unto the said JOHN B. CUNNINGHAM, Trustee, or his successors in trust, under the revocable CUNNINGHAM LIVING TRUST, dated July 6, 2001, and any amendments thereto, any and all interest he may have in certain real estate located in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 4 in the Subdivision of the Estate of Daniel McIntyre, Sr., the map of which is recorded in Plan Book No. 3, Page No. 30, in the Chancery Court of Davidson County, Tennessee.

BEGINNING at a point on the northerly margin of Beechwood Avenue Approximately 201.8 feet from the easterly margin of Hillsboro Road (now 21st Avenue, South) and running in a northerly direction 166.36 feet along and with the easterly margin of Lot No. 3 of the said subdivision to a proposed alley; thence in an easterly direction along the margin of said alley 60.135 feet to the westerly margin of Lot No. 5; thence in a southerly margin 164.22 feet along the westerly margin of Lot No. 5 to the northerly margin of Beechwood Avenue; and thence 60 feet in a westerly direction along the northerly margin of Beechwood Avenue to the point of beginning.

BEING the same property conveyed by Frank C. Ingraham, Trustee, to John B. Cunningham and Betty J. Cunnigham by John B. Cunningham, Conservator, by Quitclaim Deed of record as Instrument No. 20010725-0079157, Register's Office, Davidson County, Tennessee.

This improved property is known as: 2012 Beechwood Avenue
Nashville, Tennessee 37212

This property is conveyed subject to all easements, covenants, setback lines, conditions and encumbrances of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 27th day of July, 2001.

John B. Cunningham
JOHN B. CUNNINGHAM

Betty J. Cunningham By John B. Cunningham
BETTY J. CUNNINGHAM by
JOHN B. CUNNINGHAM, Conservator

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 JOHN B. CUNNINGHAM, individually, and JOHN B. CUNNINGHAM, Conservator for BETTY J. CUNNINGHAM, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 2001.

Anne L. Spudin
NOTARY PUBLIC

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE