PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/08/01 13:33 2pgs
Fees:13.00 Taxes:654.90
20011108-0122900

W & I Ref:(ST) Title No: 42979
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly A. Cunningham 4910 Nebraska Avenue Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-03-231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Griffith and spouse, Mary M. Niblock**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly A. Cunningham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 8 on the Map of the unrecorded portion of Sylvan Park and a strip of land immediately North of same.

Said Lot fronts 60 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and together with said strip extends back between parallel lines with the easterly margin of 50th Avenue North, formerly 9th Street, 210 feet, more or less, to the southerly line of the Earl Roach property.

Being the same property conveyed to Mary M. Niblock and Joseph Griffith, both unmarried by deed from John A. Menchise and wife, Amy H. Menchiseof record in Book 11524, Page 837, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Above described conveyeance is subject to; Taxes for the year 2002 and subsequent years; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 7492, Page 564, said Register's Office.

This is improved property, known as: 4910 Nebraska Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Joseph Griffith

Mary M. Niblock

State of Maine
County of Cumberland

On this 11/1/01, before me the undersigned authority, personally appeared Joseph Griffith Mary M. Niblock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: M. LOWELL HOBBS Notary Public, Maine My Commission Expires August 27, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Sworn and subscribed before me this the 7th day of November, 2001

My Commission Expires: CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public