WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Dana Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2002

Mark W. Kilpatrick
Notary Public

MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Cunningham (NAME)	New Owner (NAME)	91-15-341
4710 Elkins Avenue (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209 (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, Willodean J. Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Cunningham and wife, Dana Cunninham

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 part of the International Exposition Building Lot as shown on the Map of Charlotte Park Company's Addition, of record in Book 57, page 103, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Elkins Avenue, formerly Second Avenue, 65 feet east of the easterly margin of 48th Avenue North, formerly 7th Street; thence easterly along the northerly margin of Elkins Avenue 50 feet; thence at right angles, and parallel with the easterly margin of 48th Avenue North, 150 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley, 50 feet to a point 65 feet east of the easterly margin of 48th Avenue North; thence southerly 150 feet to the point of beginning.

Being the same property conveyed to Willodean J. Clark by Quit Claim Deed from Oscar Edwards of record in Book 5195, page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Jimmy D. Hayes executes this instrument as Attorney-in-Fact on behalf of Willodean J. Clark, pursuant to the Power of Attorney recorded as Instrument No. 20020304-0026435, Register's Office for Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 03/04/02 08:33 2pgs
Fees:13.00 Taxes:418.10

20020304-0026436

unimproved ( )
This is improved (X) property, known as 4710 Elkins Avenue, Nashville, Tennessee 37209
(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 26th day of February 2002

Willodean J. Clark

By: Jimmy D. Hayes Att'y for Pat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, 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 (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of February, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 26th day of February, 2002, personally appeared before me, Jimmy D. Hayes _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Willodean J. Clark and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 26th day of February, 2002.

My commission expires 4-26-05

Mark W. Kilpatrick
Notary Public

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.