WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 51,700.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 30 day of May 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 05/31/02 15:41 2pgs
Fees:13.00 Taxes:191.29

20020531-0066316

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02040011

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Larry Wayne Cunningham, 2404 Elliott Drive Old Hickory, TN 37138	New Owner	53-8 / 77.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Larry Wayne Cunningham , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **William Lovell Newberry**, and wife,, **Mildred M. Newberry**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Larry Wayne Cunningham , , the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3, Block 3 on the Plan of Dabbs & Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County. Said Lot No. 3 fronts 44 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to William Lovell Newberry and wife, Mildred M. Newberry by deed from Robert Leon McCoin and wife, Beverly M. McCoin of record in Book 4410, page 901, Register's Office for Davidson County Tennessee.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 547, Page 97, said Register's Office.

This is improved property known as: 2404 Elliott Drive, Old Hickory, TN. 37138.

Witness our hands this 30 *day of* May, *2002.*

William Lovell Newberry

Mildred M. Newberry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named William Lovell Newberry and Mildred M. Newberry 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/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Riversgate, Tennessee this 30 day of May, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: **William Lovell Newberry**
and wife,,
Mildred M. Newberry

To: **Larry Wayne Cunningham**

Property:
2404 Elliott Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003