Davidson County DEEDWARR
Recvd: 06/21/02 09:04 2pgs
Fees:13.00 Taxes:347.80

20020621-0074940

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$94,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|11th DAY OF June, 2002.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (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
John P. Cunningham et ux 1000 Fitzpatrick Nashville, TN 37214	New Owner	Map 95-04 Parcel 38

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 O. Patton, III, married

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

John P. Cunningham and wife, Dawn M. Cunningham

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. 231 on the Plan of Merry Oaks of record in Book 1835, Pages 67 and 68, said Register's Office.

Said Lot No. 231 fronts 93.0 feet on the westerly side of McGavock Pike and runs back 307.00 feet between parallel lines.

BEING the same property conveyed to Maxie O. Patton, III by Deed from F. Mark Baker and wife, Donna P. Baker, dated February 2, 2000, and of record in Instrument Number 200002070012139, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the grantor or his spouse.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of the property and a 10' utilities easement along the rear of the property.
3) Property is subject to Sanitary Sewer Easement of record in Book 4278, Page 129, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 1846, Page 109, Book 1855, Page 377 and amended in Book 1878, page 264, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 232 & 234 McGavock Pike, Nashville, TN 37214
(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 11th day of June, 2002.

Maxie O. Patton, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxie O. 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 11th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

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