STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/13/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris S. Cunningham	Columbia National Mortgage	Map: 119-02-0-059.00
(NAME)	(NAME)	
205 Garwood Drive	216 Centerview Drive, Ste 102	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Brentwood, TN. 32027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, SIDNEY TAYLOR ETHRIDGE, UNMARRIED, (FORMERLY KNOWN AS SIDNEY ANN TAYLOR) hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHRIS S. 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 all of Lot No. 17, CUNNINGHAM HEIGHTS, as shown by plat appearing of record in Plat Book 2331, page 76, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bob F. Holder and his wife, Sidney Ann Holder, by Warranty Deed of record in Book 8078, page 484, said Register's Office, and further conveyed to Bob F. Holder by Quitclaim Deed from Sidney Ann Holder of record in Book 8641, page 640, said Register's Office, and subsequently conveyed to Sidney Ann Taylor by Quitclaim Deed from Bob F. Holder of record in Book 9095, page 49, Register's Office for Davidson County, Tennessee. The said Sidney Ann Taylor now being known as Sidney Taylor Ethridge.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2480, page 455; and, any and all matters as shown on plat of record in Plat Book 2331, page 76; all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 205 Garwood Drive, Nashville, TN 37210
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 21st day of August, 2002.

Sidney Taylor Ethridge

Davidson County DEEDWARR
Recvd: 08/29/02 11:03 2pgs
Fees:13.00 Taxes:270.10

20020829-0104685

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Sidney Ann Taylor who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2002.

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A
NOTARY
PUBLIC
AT
LARGE
RUTHERFORD COUNTY

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217