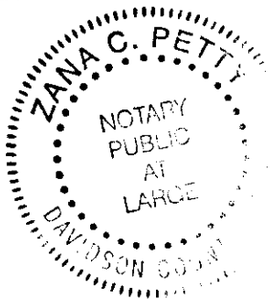
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/18/02 10:18 2pgs
Fees:13.00 Taxes:273.80

20021118-0142520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Cunningham (NAME)	Surety Mortgage Inc. (NAME)	MAP 71-4
2613 Jones Avenue (ADDRESS)	2340-B Broad River Road (ADDRESS)	PARCEL 77
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Columbia, SC 29210 (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, Sonya Kimeko Barnes and husband, Eddie Nelson Barnes,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Cunningham and Janice Stanley, both unmarried, joint tenants with right of survivorship

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. 331 on the Map of Joywood Heights, Section 2, of record in Book 1130, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 331 fronts 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a dead line on which it measures 60 feet.

BEING the same property conveyed to Sonya K. McCall, unmarried, by deed from Roger T. Ligon, of record in Book 11401, Page 823, dated March 19, 1999, Register's Office for said County. The said Sonya K. McCall is now known as Sonya Kimeko Barnes.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1130, Page 92, said Register's Office.

The said Eddie Nelson Barnes joins in this conveyance to convey any and all marital interest he may have in said property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2613 Jones Avenue, Nashville, TN 37207
(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 13th day of November, 20 02

Sonya Kimeko Barnes by Charner Rodgers ATT-IN-Fact

Eddie Nelson Barnes by Charner Rodgers, Atty-IN-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charner Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sonya Kimeko Barnes f/k/a Sonya K. McCall and Eddie Nelson Barnes as their Attorney in Fact as the free act and deed of the within named Sonya Kimeko Barnes, f/k/a Sonya K. McCall and husband, Eddie Nelson Barnes.

Witness my hand and official seal at Nashville, Tennessee the 13th day of November, 2002.

My Commission Expires: 3/29/03

NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON

LEGAL DESCRIPTION CONTINUATION

Sonya K. McCall and Sonya Kimeko Barnes being one in the same person.

Power of Attorney of record in Instrument 20021118-0142519, said Register's Office.