WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$92,000.00**

Gwendolyn Shores
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF JULY, 2003.**

Christa Seal Blackwell
Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006~~ 8-22-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Lee Cunningham	**CTX Mortgage Company**	**096-10-0 012.00**
(NAME) **604 Cottonwood Drive**	(NAME) **P.O. Box 199000**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, **James W. Wallace and wife Emma Marie Wallace**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Lee Cunningham, unmarried**, 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. 81 on the Plan of Cloverhill, Section 2 of record in Plat Book 2133, Page 46, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **James W. Wallace and wife Emma Marie Wallace** by deed of record in Book 4832, Page 922, Register's Office for County, Tennessee. THE SAID EMMA WALLACE HAVING SINCE DIED.

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

unimproved ☐

This is improved ☒ property, known as **604 Cottonwood Drive, 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.

Davidson County DEEDWARR
Recvd: 08/13/03 15:22 2pgs
Fees:13.00 Taxes:340.40
20030813-0116544

Witness my/our hand(s) this 31st day of July, 2003.

James W. Wallace

Emma Marie Wallace

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 James W. Wallace and Emma Marie Wallace 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 Nashville, Tennessee, this 31st day of July, 2003.

Commission expires:

Notary Public

SPECIAL NOTARY PUBLIC AT LARGE WHITE CO.