THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
AMSOUTH CENTER
315 DEADERICK STREET, SUITE 1230
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

Davidson County DEEDWARR
Recvd: 10/03/03 08:51 2pgs
Fees:13.00 Taxes:204.42
20031003-0146104

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Ronnie and Vickie Cunningham 117 Eastmoreland Street Nashville, Tennessee 37207	Same	71-15-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55149.16

AFFIANT

SWORN to and subscribed before me this 22 day of September 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7/24/04

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor **Donnie Cain**, by these presents do hereby sell and convey unto **Ronnie Cunningham and wife, Vickie Cunningham**, and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot number 35 on the map of Eastmoreland Place, or Record in Book 161, Page 170, Register's Office for said County.

Said lot number 35 fronts 50 feet on the northerly side of Eastmoreland Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to the within named Grantor by Deed of even date, which Instrument is being recorded simultaneously herewith.

~~#~~ 20020108 0003022

This is improved property known as 117 Eastmoreland, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. All matters as shown on plan of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

2. Subject to year 2003 County Property Tax, is a lien, but not yet due and payable.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 22nd day of September, 2003.

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DEBORA J. THOMPSON a Notary Public in and for the State and County aforesaid, personally appeared BONNIE CAIN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himslf as _____.

Witness my hand and official seal this 22nd day of September, 2003, at Nashville, Tennessee.

_____
NOTARY PUBLIC

Commission expires 7/24/03.