WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/03 11:45 2pgs
Fees:13.00 Taxes:376.85

20031124-0170477

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRADFORD W. ROBERTS
Notary Public
Williamson County, Tennessee
My Comm. Exp. 4/27/2007

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwaine L. Anderson	**Dwaine L. Anderson**	**Map 103-2**
(NAME) **108 Brook Hollow**	(NAME) **203 Orlando Avenue**	**Parcel 56**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN**	
(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, **Thomas Lee Cunningham and wife, Elke D. Cunningham and Ann Harby Cunningham, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwaine L. Anderson and wife, Leilani Boulware,** 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 part of the Lot No. 20 on the Map of C.C. Vernon's Farms as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being the northerly 55 feet of Lot No. 3, not of record and described according to a survey made August 6, 1952, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point on the westerly margin of Orlando Avenue at the common corner of Lot Nos. 2and 3 on said unrecorded map; thence in a southerly direction along the margin of Orlando Avenue, 55 feet to a point; thence in a westerly direction parallel with Burgess Street, 130 feet to a point on the easterly margin of Lot No. 4; thence in a northerly direction and parallel with Orlando Avenue 55 feet to the corner of Lot No. 2 and 3; thence in an easterly direction along the line between said two lots, 130 feet to the point of beginning.

Being the same property conveyed to Thomas Lee Cunningham and wife, Elke D. Cunningham and Ann Harby Cunningham, unmarried by deed from Raymond Price and wife, Tracy L. Price of record in Book 11278, page 812, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Williamson County, Tennessee: (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 164, said Register's Office.

Wanda F. Batson is signing on behalf of Thomas Lee Cunningham and Elke D. Cunningham and Ann Harby Cunningham pursuant to the Power of Attorney of record in Instrument No. 20031124-0170475 & 20031124-0170476 **Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 203 Orlando Avenue, Nashville, TN

(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 our hands this 20th day of November, 2003.

Ann Harby Cunningham by WFB
Ann Harby Cunningham
By: Wanda F. Batson, Attorney In Fact

Thomas Lee Cunningham by WFB
Thomas Lee Cunningham
By: Wanda F. Batson, Attorney In Fact

Elke D. Cunningham by WFB
Elke D. Cunningham
By: Wanda F. Batson, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 20th day of November, 2003, before me personally appeared **Wanda F. Batson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Thomas Lee Cunningham and Elke D. Cunningham and Ann Harby Cunningham** and acknowledged the execution of the same as their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of November, 2003.

Commission expires: 10/27/04

Frederica Mason
Frederica Mason
Notary Public

FREDERICA MASON NOTARY PUBLIC WILLIAMSON CO. TENN.