WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/04 14:19 2pgs
Fees:13.00 Taxes:229.40

20040120-0007531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY: Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Cunningham	Same as New Owner	MAP 95-4
(NAME)	(NAME)	
4029 Elizabeth Drive		PARCEL 153
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, William S. Roberts and wife, Sandra E. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN P. CUNNINGHAM AND WIFE, DAWN M. 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 Lot No. 45 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter O. Roberts and wife, Nell Marie Roberts, by deed from Ruby Sherrill, as surviving tenant-by-the-entirety, of record in Book 3498, Page 553, Register's Office for Davidson County, Tennessee, the said Walter O. Roberts having predeceased Nell Marie Roberts, and the interest of Nell Marie Roberts having passed to William S. Roberts and Debra Roberts Phillips under the Last Will and Testament (unprobated) of (Nell) Marie Roberts, a certified copy of which is of record in Book 8021, Page 85, said Register's Office. Debra Roberts Phillips, devisee under said unprobated Will, having conveyed her interest in and to subject property to William S. Roberts of record in Book 8923, Page 632, Register's Office for Davidson County, Tennessee. Affidavit of Heirship to establish Heirs-at-Law of Nell Marie Roberts being recorded simultaneously herewith as Instrument No. 20040120-0007530 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF EVA-MOR HEIGHTS, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 202 Graylynn 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.

Witness ~~my~~ our hand s this 16th day of January, 2004

William S. Roberts

William S. Roberts

Sandra E. Roberts

Sandra E. Roberts

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 William S. Roberts and wife, Sandra Robert

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson, Tennessee, this 16th day of January, 2004.

Commission expires March 25, 2006

DENNIE L. GREGORY
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires March 25, 2006

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 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 _____, _____.

My commission expires _____

_____
Notary Public