PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/26/04 15:37 3pgs
Fees:18.00 Taxes:444.00

20040526-0062189

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **May, 2004, by and between Helen E. Deloach Doggett, an unmarried woman, hereinafter called Grantor, and Andrew Cunningham and Evelyn Cunningham, husband and wife, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Helen E. Deloach Doggett, an unmarried woman, as Grantor, does hereby bargain, sell, transfer and convey unto Andrew Cunningham and Evelyn Cunningham, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2312 Brittany Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Helen E. Deloach Doggett by
her attorney in fact
BY: Dennis D Cathgart

Helen E. Deloach Doggett
Signature of Seller

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, Denise D. Catignani, 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 Helen E. Deloach Doggett as her Attorney in Fact as the free act and deed of the within named Helen E. Deloach Doggett.

Witness my hand and official seal at Madison, Tennessee the 24th day of May, 2004.

My Commission Expires:
May 30, 2004

Notary Public

Name and Address of Property Owner:

Andrew Cunningham and Evelyn Cunningham, husband and wife

2312 Brittany Drive
Nashville, Tennessee 37206

Property Address:

2312 Brittany Drive
Nashville, Tennessee 37206

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 83-11 PARCEL 163

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7414

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 53 of Fortland Park, Section Three, Addition Three, as of record in Book 3106, page 93, Registers Office for said County. Said Lot No. 53 fronts 80.15 feet on the southerly side of Brittany Drive and extends back between lines, 104 feet on the easterly line and 164.7 feet on the westerly line, to a dead line, measuring 100.3 feet thereon.

Being the same property conveyed to Thomas J. Doggett and wife, Helen E. Deloach Doggett by Warranty Deed from Village Builders, Inc., of record in Book 3506, page 187, Register's Office for DAVIDSON County, Tennessee. The said Thomas J. Doggett having since died June 24, 2002.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 83-11 PARCEL 163).

2. All matters as set forth on the Plan of record in Plat Book 3106, page 93, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

a) 40' Minimum Building Setback Line from Brittany Drive.

b) 10' Wide Public Utility Easement at rear of lot.

c) Sewer line lying within the Public Utility Easement.