WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/04 10:09 2pgs
Fees:13.00 Taxes:592.00
20040706-0079769

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Candace Clark**
Address **3164 Hillsboro Pike #201**
City/State/Zip **Nashville, TN 37215**

SEND TAX BILLS TO:
Name **Guaranty Residential Lending Inc**
Address **P.O. Box 78833**
City/State/Zip **Phoenix, AZ 85062-8833**

FOR AND IN CONSIDERATION of the sum of **$10.00. Kent D. Cunningham, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Candace Clark, an unmarried woman, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 201 together with Storage Room S-2 and parking space No. E on the Plan of Claridge, of record in Book 5800, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kent D. Cunningham, unmarried by Warranty Deed from Dave F. Giles, II, unmarried of record in Instrument number 20010607-0059948, dated May 31,2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 117 Group 7B Parcel 201

This is improved property known as: 3164 Hillsboro Pike #201, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **30th** day of **June, 2004.**

Kent D. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Kent D. Cunningham** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **30th** day of **June, 2004.**

Commission expires **January 26, 2008**

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$160,001.00**

Affiant _____

Subscribed and sworn to before me, this the 30th day of June,2004.

My commission expires: 01/26/08

_____
Notary Public - Register

