Davidson County DEEDWARR
Recvd: 08/19/04 08:47 2pgs
Fees:13.00 Taxes:647.50
20040819-0100119

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brent Thomas Cunningham
7252 Highway 70 South, # 1401
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same As New Owner

MAP 142-7
GROUP F
PARCEL 70.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00 Dollars, cash in Hand paid by the hereinafter named "GRANTEE", and other good and valuable consideration, the receipt and sufficiency of which hereby acknowledged, **Laura L. Ott, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, docs transfer and convey unto **Brent Thomas Cunningham,** hereinafter called the "GRANTEE", his 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. 70, Unit No. 1401, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 141, et Seq., as established by a Master Deed recorded as Instrument NO. 200008280084760, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Laura L. Ott, unmarried by deed from Public Homes of Tennessee of record in Instrument No. 20010830-0093980, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This improved property know as 7252 Highway 70 South, #1401, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs 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 hand this the 2 day of August, 2004

Laura L. Ott by Tricia Murray as attorney-in-fact
Laura L. Ott, by Tricia Murray, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tricia Murray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for **Laura L. Ott**, the bargainor, and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Laura L. Ott** as her free act and deed.

WITNESS my hand and official seal this 2 day of August, 2004.

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Donna Carol Valnes
Notary Public

My commission expires:
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00

Patricia Murray
Affiant

Subscibed and sworn to before me on this 2 day
Of August, 2004

Donna Carol Valnes
Notary Public

My Commission Expires:

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008