03

Realty Title
18-A

11-15-04 16:36 TO:DEATON & COMPANY FROM:6158556882 P14

Davidson County DEEDWARR
Recvd: 11/22/04 13:47 2pgs
Fees:13.00 Taxes:271.95

20041122-0139812

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Kathleen Carroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2004

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES 3/14/05

File No. G4-2762D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian D. Cunningham and ~~Kelly~~ LELA Cunningham, husband and wife (NAME)	PROFESSIONAL MORTGAGE GROUP, INC. (NAME)	52-3-102
914 Hospital Drive (STREET ADDRESS OR ROUTE NUMBER)	222 ROBERT ROSE DRIVE (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	MURFREESBORO, TN 37129 (CITY)(STATE) (ZIP)	

FOR AND IN 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, **Devon L. Breshears and Jennifer Breshears, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian D. Cunningham and ~~Kelly~~ LELA Cunningham**, husband and wife, 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 the easterly part of Lot 14, Block "B" on the revised unrecorded plan of Homeacres, as sub-divided by Blanchard and Parrish, Surveyors.

SAID part of Lot No. 14 fronts 123 feet on the southerly side of Sanitarium Drive and runs back between parallel line with the westerly margin of a proposed street 175 feet to the northerly margin of Lot 15 in Block "B".

Being the same property conveyed to Devon L. Breshears and Jennifer Breshears, husband and wife, by Deed of Record in Book 10876, Page 443, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 914 Hospital Drive, Madison, TN 37115

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. Whenever 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 17th day of November, 2004.

Devon L. Breshears

Jennifer Breshears

11/15/2004 17:25 6158556882 SMITH SHOLAR ASSOC PAGE 14/15

STATE OF ~~TENNESSEE~~ Idaho
COUNTY OF ~~Davidson~~ Bingham }

MARY CRAFT
Notary Public
State of Idaho

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Devin L. Breshears and Jennifer Breshears, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of November, 2004.

MY COMMISSION EXPIRES
Commission expires August 19, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Mary Craft
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2004.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2004.

My Commission Expires:_____ _____
Notary Public

Prepared by & Return to Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282