Davidson County DEEDWARR
Recvd: 02/24/05 14:12 2 pgs
Fees:13.00 Taxes:392.20

20050224-0020642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

05-3544

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2005.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Cunningham	XXXXXXXXXXXXXXXX OWNER	25-07
(NAME)	(NAME)	
1966 Edgar Dillard Road		9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Greenbrier, TN 37073		
(CITY) (STATE) (P.O. ZIP)	(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, Jimmy D. Wilson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. 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:**

Being Lot No. 77 on the Plan of Ranchwood Estates, Section III, of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jimmy D. Wilson partly by deed of record in Book 10448, page 798, and partly by deed of record in Instrument No. 20001006-0099408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record in Instrument No. 20030818-0119324, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Rosehill Drive, Goodlettsville, TN 37072

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 his hand this 23rd day of February, 2005.

Jimmy D. Wilson

John P. Cunningham

05-3544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Jimmy D. Wilson the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 23rd day of February, 2005.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Jimmy D. Wilson, unmarried and John P. Cunningham the bargainorS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 23rd day of February, 2005.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE NOTARY PUBLIC
JANIS L. DUREE
DAVIDSON COUNTY