Davidson County DEEDWARR
Recvd: 04/12/05 08:04 3 pgs
Fees:18.00 Taxes:240.50
20050412-0040052

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael J. Cunningham 410 Gwen Pl. Mt Juliet, Tn. 37122	Same as New Owner	Map 147-03-0-A Parcel 11.00 CO Map 147-03-0-A Parcel 12.00 CO Map 147-03-0-A Parcel 33.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TERESA L. FENN a/k/a TERESA LYNN FENN, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MICHAEL J. CUNNINGHAM, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL ONE: Unit A-11 of Harding Place Condominiums created under Title 66, Chapter 27, Sections101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of each Unit.

BEING the same property conveyed to Teresa L. Fenn by deed from Kim W. Etheridge of record in Instrument No. 20040121-0008242, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 441 Harding Place A-11, Nashville, Tennessee 37211.

PARCEL TWO: Unit A-12 of Harding Place Condominiums created under Title 66, Chapter 27, Sections101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Teresa Lynn Fenn by deed from William H. Perkins and Bruce W. Skimmyhorn of record in Instrument No. 20030905-0130261, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 441 Harding Place A-12, Nashville, Tennessee 37211.

PARCEL THREE: Unit B-17 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of each Unit.

BEING the same property conveyed to Teresa L. Fenn, a single person, by deed from Richard Carpenter and wife, Ruby C. Carpenter, of record in Instrument No. 20040121-0008242, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 441 Harding Place B-17, Nashville, Tennessee 37211.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. The Plan of record in Plat Book 5200, page 571, said Register's Office.

3. By-Laws contained in an instrument of record in Book 6081, page 872, said Register's Office.

4. Master Deed of record in Book 6104, page 725, said Register's Office.

5. Subject to rights or claims of parties in possession not shown by the public records.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

TERESA L. FENN
a/k/a TERESA LYNN FENN, a single woman

"GRANTEE"

MICHAEL J. CUNNINGHAM, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA L. FENN a/k/a TERESA LYNN FENN, a single woman, and MICHAEL J. CUNNINGHAM, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of March, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of March, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE