(2)

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 08:07 3 pgs
Fees:18.00 Taxes:214.60

20050601-0061284

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Coordination Plus, LLC (NAME) | Same as New Owner (NAME) | MAP 71-12 |
| P. O. Box 160591 (ADDRESS) | (ADDRESS) | PARCEL 248 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Estate of Ileane Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coordination Plus, LLC

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 Lot No. 3 on the Plan of Meadowdale Acres, of record in Book 2083, Page 12, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Jones Avenue, said point being the common corner of Lots 2 and 3; thence in an easterly direction along the line between Lots Nos. 2 and 3, 150 feet to a point, said point being in the westerly boundary of Lot No. 4; thence in a northerly direction along the line between Lots Nos. 3 and 4, 76 feet to a concrete marker set in the southerly margin of Ward Street, said concrete marker being the common corner of Lots Nos. 3 and 4; thence in a westerly direction along the southerly margin of Ward Street, 125.3 feet to a concrete marker set at the beginning of a curve; thence in a southwesterly direction around said curve, 39 feet to a concrete marker set in the easterly margin of Jones Avenue; thence in a southerly direction along the easterly margin of Jones Avenue, 49.6 feet to the point of beginning.

Being the same property conveyed to Ileane Cunningham and Fannie Johnson by Warranty Deed dated March 26, 1968 from James Earl Petty and wife, Mary A. Petty and recorded in Book 4222, Page 928, Register's Office for Davidson County, Tennessee. The said Fannie Johnson having since died on September 7, 1984 leaving as her heirs-at-law, Loretta Martin and Betty Butler Collins. The said Loretta Martin having since died leaving Paul Martin as her only heir-at-law. The said Paul Martin and wife, Helen Martin having conveyed their interest in property herein described to Ileane Cunningham by Quitclaim Deed dated May 20, 1994 and recorded in Book 9371, Page 605, Register's Office for Davidson County, Tennessee. The said Betty Butler Collins and spouse,

CONTINUED

This is unimproved ( ) improved (X) property, known as 1423 Jones Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19th day of May 2005

Estate of Ileane Cunningham
By:
Ronald Cunningham, Executor
Ronald Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald Cunningham as Executor of the Estate of Ileane Cunningham

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of May 2005

Commission expires 3-25-2006

Diane [illegible]
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald Cunningham and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Ileane Cunningham, the within named bargainor, and corporation, and that he as such Executor and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ronald Cunningham as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Madison, TN on this the _____ day of _____, _____.

My Commission Expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Ivan Collins having conveyed their interest in property herein described to Ileane Cunningham by Quitclaim Deed dated May 11, 1994 and recorded in Book 9371, Page 607, Register's Office for said County. The said Ileane Cunningham having since died on July 2, 2004 and by Last Will and Testament, the Estate of Ileane Cunningham was devised to Ronald Cunningham and Henry Cunningham, Jr. By Order of Seventh Circuit Court of Davidson County, Tennessee (Probate Division), said Will was admitted to Probate and real property herein described was made a part of the Estate of Ileane Cunningham, deceased, with Executor, Ronald Cunningham being allowed to sell herein property.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS THAT PORTION OF SAID PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED RECORDED 10/22/03 AND RECORDECD AS INSTRUMENT NO. 20031022-0156562 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 2005 and subsequent years, further subject to notes, easements, building setback lines, etc., if any, as may be set forth on Plan of Meadowdale Acres of record in Book 2083, Page 12, Register's Office for Davidson County, Tennessee and further subject to temporary construction easement as set out in Warranty Deed to Metropolitan Government of Nashville and Davdison County, Tennessee, recorded as Instrument No. 20031022-0156562, said Register's Office.

Ronald Cunningham