Davidson County DEEDWARR
Recvd: 08/05/05 13:46 2 pgs
Fees:13.00 Taxes:506.90

20050805-0092610

WARRANTY DEED

B-CRYE-05-816

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 09/08/07
(AFFIX SEAL)

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald L. Cunningham	Guaranty Trust	
816 East Campbell Road (ADDRESS)	316 Robert Rose Dr. (NAME)	33-15 57.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN T. MAUPINS, UNMARRIED AND JUWANA BERRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REGINALD L. CUNNINGHAM AND WIFE, SANDRA D. CUNNINGHAM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 118, PRIMROSE ACRES SUBDIVISION, SECTION II, as shown on plat of record in Plat Book 2900, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John T. Maupins and Juwana Berry, unmarried persons, as joint tenants with the right of survivorship and not as tenants in common by Warranty Deed from Claudia Russell, a single woman, recorded the 26th day of August, 2002 in Instrument No. 20020826-0102680, in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 816 East Campbell Road, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of July, 2005.

John T. Maupins

Juwana Berry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Maupins and Juwana Berry, the within named bargainor, 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 the 29th day of July, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES CURRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Return To:

Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN **37075**
TEL (615) **264-6727**
FAX (615) **264-6716**