WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/05 13:17 2 pgs
Fees:13.00 Taxes:518.00

20050817-0097674

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaTanya Cunningham (NAME)	New Owner (NAME)	MAP: 69-2
4300 Setters Rd. (ADDRESS)	(ADDRESS)	PARCEL: 13.00
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, Sandra Perry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaTanya Cunningham, unmarried

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:

Property located at: 4300 Setters Rd, Davidson County, Nashville, TN 37216
AND:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Enchanted Hills Subdivision, Section 1, of record in Book 3300, page 96, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Hydesdale Lane, said point being the common front corner of Lots Nos. 63 and 64, northerly 185.57 feet to a concrete monument, the common corner of Lots Nos. 63 and 64 on the southerly side of Lot No. 65; thence westerly 159.67 feet to a point on the easterly margin of Setters Road, the common corner of Lots Nos. 64 and 65; thence with the margin of said road 149.44 feet to a concrete monument being a point in a curve; thence around said curve southeasterly 37.38 feet to a concrete monument on the northerly margin of Hydesdale Lane; thence easterly with the margin of said Lane 96.40 feet to the point of the beginning.

Being the same property conveyed to Sandra Perry by deed dated 01-07-03, from Lisa Wilson and husband David Wilson and Jeffery Cousin and wife, Jackie Cousin and Jozeff Cousin and Irene Jones, filed for record on 01-29-03, in Instrument No. 200301290012417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 4300 Setters Rd., 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 11th day of August 2005

Sandra Perry

Sandra Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Perry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 11th day of August, 2005.

Commission expires My Commission Expires NOV 26 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public