This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050552

662.30
13.00
675.30

Send Tax Bills To:

Same

Davidson County DEEDWARR
Recvd: 08/29/05 10:10 2 pgs
Fees:13.00 Taxes:662.30

20050829-0102956

New Owner is:
Shredna Kay & James T. Cunningham
4040 Yoest Drive
Nashville, TN 37207

MAP: 41-04
PARCEL: 59.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David Isbell and Juana Trotter, both unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shredna Kay Cunningham and husband, James T. Cunningham**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot 37 of Dalemere Subdivision, Section 3, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the westerly side of Yoest Drive; thence south 22 degrees 46' 30" west 148 feet to an iron pin; thence north 67 degrees 13' 30" west 246.14 feet to a concrete monument; thence north 11 degrees 51' 30" west 149.88 feet to an iron pin; thence north 34 degrees 41' 30" east 25 feet to an iron pin; thence south 67 degrees 13' 30" east 323 feet to the point of beginning.

Being the same property conveyed to David Isbell and Juana Trotter, both unmarried, by Deed from Nathan William Holbrook and wife, Anna Marie Holbrook dated June 9, 2003, recorded , in Instrument No. 20030624-0086608, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of August, 2005.

GRANTOR:

David Isbell

Juana Trotter

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David Isbell and Juana Trotter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of August, 2005.

Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

SWORN TO and subscribed before me this 22nd day of August, 2005

NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES JULY 19, 2008