Return to:
First National Financial Titl
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N/14275

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Laura L. Ott
Affiant

Subscribed and sworn to before me, this 29th day of August, 2005.

Notary Public
My commission expires: ~~02/22/09~~ 1-27-07

03-0508-~~33030~~ Commission Expires

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Marcus Thomas 7252 Highway 70 S, #1401 Nashville TN 37221	Same As owner	142-07-0F-070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brent Thomas Cunningham, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marcus Thomas and wife, Tenille Thomas, hereinafter called the Grantees, their successors 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. 70, Unit 1401, on the Plan of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 141, et Seq., as established by a Master Deed of record in Instrument No. 20000720-0071772, and Instrument No. 20000828-0084760, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Thomas Cunningham by deed from Laura L. Ott, unmarried, of record in Instrument No. 20040819-0100119, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7252 Highway 70 S, #1401, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/06/05 09:21 2 pgs
Fees:13.00 Taxes:684.50
20050906-0106313

WITNESS my hand this 29th day of August, 2005.

Brent Thomas Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brent Thomas Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of August, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09