WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2005

Notary Public

MY COMMISSION EXPIRES:
(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
Margaret Myers (NAME)	WMC Mortgage Corporation (NAME)	72-7-33.00
2360 Riverside Drive (ADDRESS)	15305 N. Dallas Pkwy. Ste.500 (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Addison, TX 75001 (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, James William Cunningham*and Mildred Bell Craig, unmarried

*married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Myers and husband, Roger Wayne Myers

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: 2360 Riverside Dr, Davidson County, Nashville, TN 37216
AND:

Being the south 75 feet of the north 150 feet of Lots Nos. 20 and 21 on the Plan of Mora Sharpe Land of record in Book 547, page 114, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, Surveyor, on August 6, 1968, as follows:

Beginning at a point in the westerly margin of Riverside Drive 150 feet south of the southwest intersection of said drive and Shelton Avenue; thence westwardly 167 feet 4 inches to the line between Lots Nos. 20 and 19 on said plan; said point being 150 feet south of the southerly margin of Shelton Avenue; thence with the line between Lots Nos. 19 and 20, northwardly 75 feet to a point; thence eastwardly 150 feet, more or less, to the westerly margin of Riverside Drive; thence with the margin of same, southwardly 75 feet to the point of beginning.

Being the same property conveyed to Ruby Forshee by deed dated 07-08-74, from Leontie J. Arnold, Charles C. Blankenship & wife, Nancy A. Blankenship, filed for record on 07-09-74, in Book 4832, page 351, Register's Office for Davidson County, Tennessee. The said Ruby Forshee aka Ruby Mae Gambrell having since died, now vesting to James William Cunningham and Mildred Bell Craig by Will of Ruby Forshee aka Ruby Mae Gambrell being probated in Davidson County, Docket Number 04P1415.
Said property was inherited and has never been the residence of the Grantors.
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 2360 Riverside Drive, Nashville, Tennessee 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 our hand s this 27th day of October, 2005

James William Cunningham

Mildred Bell Craig

Davidson County DEEDWARR
Recvd: 11/03/05 08:30 2 pgs
Fees:13.00 Taxes:185.00

20051103-0132943

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 James William Cunningham and Mildred Bell Craig

the bargainor, S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 27th day of October, 2005.

Commission expires _____

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