After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
OUTNOORAZ

Davidson County DEEDWARR
Recvd: 02/23/06 10:34 2 pg
Fees:13.00 Taxes:491.64

20060223-0021124

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David & Mildred Cunningham 1733 Southwind Dr. Nashville, TN 37217	NEW OWNER	Map 135-01 Parcel 96

For and in 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,

Tracy D. McMurtry and wife, Cathy McMurtry

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David L. Cunningham and wife, Mildred E. Cunningham

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF TOWN PARK ESTATES, AS OF RECORD IN BOOK 3300, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 70 FRONTS 65 FEET ON THE SOUTHERLY MARGIN OF SOUTHWIND DRIVE AND EXTENDS BACK 128 FEET ON THE EASTERLY LINE AND 199 FEET ON THE WESTERLY LINE TO A REAR LINE ON WHICH IT MEASURES 96.26 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TRACY D. MCMURTRY AND WIFE, CATHY MCMURTRY BY DEED FROM ROBERT E. EARHEART, UNMARRIED, DATED JANUARY 20, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20060125-0009642, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 64, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3400, Page 120, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for sanitary sewer/storm drain to Metro Government in Book 5002, Page 223, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1733 Southwind Drive, Nashville, TN 37217
(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 10th day of February, 2006.

Tracy D. McMurtry

Cathy McMurtry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tracy D. McMurtry and wife, Cathy McMurtry, with whom I am personally acquainted, (or who 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, at office, this 10th day of February, 2006.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076