03

Realty Title 48-A

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

Davidson County DEEDWARR
Recvd: 03/01/06 14:16 2 pgs
Fees:13.00 Taxes:693.75
20060301-0023718

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,500.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2006.

Notary Public
My commission expires: 02/22/09

03-0602-33401

Address of New Owner:	Send Tax Bills to:	Tax Information
Jim Terrell 208 Woodford Place Nashville TN 37215	New Owner	118-14-37

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, William Parks Cunningham, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jim Terrell, 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. 6, on the Plan of Caldwell Court, of record in Book 2854, Page 74, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William P. Cunningham, Jr. by deed from Robert G. Fields & Company, a Tennessee Corporation, dated 9-26-80, of record in Book 5657, Page 174, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Parks Cunningham, Jr., a single person by quitclaim deed from William Parks Cunningham, Jr., a married man, dated 7-25-00, of record in Instrument No. 20000801-0075909, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Parks Cunningham, Jr. by quitclaim deed from Cynthia S. Cunningham, dated 9-14-05, of record in Instrument No. 20060120-0007787, Register's Office for Davidson County, Tennessee, pursuant to Marital Dissolution Agreement in the case styled Cynthia S. Cunningham v. William Parks Cunningham, Jr., Docket No. 05D-2653, Eighth Circuit Court for Davidson County, Tennessee.

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 3604 Caldwell Court, Nashville, TN 37204

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.

WITNESS my hand this 21st day of February, 2006.

William Parks Cunningham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Parks Cunningham, Jr., 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 21st day of February, 2006.

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