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Davidson County DEEDWARR
Recvd: 04/19/06 12:26 2 pgs
Fees:13.00 Taxes:449.55

20060419-0044821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Melinda Trimble
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of April, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

mail to:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melinda Trimble

18 Peachtree Street
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

119-6-279

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph A. Cunningham, and Wife, Betsy Cunningham hereinafter referred to as Grantors, hereby transfers and conveys to Melinda Trimble and Jason Trimble, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 37 on the Plan of Rosewood Estates, Section I, of record in Plat Book 4955, Page 29, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 37 fronts 53.0 feet on the northerly margin of Peachtree Street and runs back between lines of 162.57 feet on the westerly side and 162.52 feet on the easterly side to a broken line in the rear measuring 46.10 feet and 35.10, a total of 81.20 feet thereon.

Being the same property conveyed to Joseph A. Cunningham, and Wife, Betsy Cunningham by Warranty deed from Timothy A. Davis and Margaret M. Davis of record in Deed Book 5473, page 636, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4955, Page 29, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5110, Page 595, Book 5176, page 649 and Book 5264, page 398, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 18 Peachtree Street, Nashville, TN 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 10 day of April, 2006.

Joseph A. Cunningham

Betsy Cunningham

STATE OF FLORIDA
County of Okaloosa

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joseph A. Cunningham and Betsy Cunningham, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 10 day of April, 2006.

Notary Public

My Commission Expires: 12-7-09

Rita Ray Cook
Commission # DD481667
Expires December 7, 2009
Bonded Troy Fain - Insurance Inc 800-385-7019

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