STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3700

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MAY 23, 2009

LITICHIA J. LYNCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Cunningham	OWNER	32-13
(NAME)	(NAME)	
2034 Graceland Drive		25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072		10D 2994
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Howard M. Rutledge and wife, Gayle E. Rutledge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. 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:

Being Lot No. 82 on the Plan of Timbertrail Subdivision, Section One, of record in Plat Book 5200, page 205, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Howard M. Rutledge and wife, Gayle E. Rutledge by deed from Radnor Homes, Inc., filed of record in Book 5740, page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as 4304 Winterbrook Road, Nashville, TN 37207

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 their hands this 27th day of January, 2006.

Howard M. Rutledge 1/27/06

Gayle E. Rutledge Gayle E. Rutledge 1/27/06

Davidson County DEEDWARR
Recvd: 04/27/06 15:55 2 pgs
Fees:13.00 Taxes:333.00

20060427-0048600

06-3700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Howard M. Rutledge the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at _____ Tennessee on this the 27th day of January, 2006.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy E. Hamilton, a Notary Public in and for said County and State, the within named

Howard M. Rutledge and wife, Gayle E. Rutledge

the bargainors, 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 Nashville, Tennessee, this 27th day of January, 2006.

My commission expires MY COMMISSION EXPIRES: September 20, 2008

Dorothy E. Hamilton
Notary Public

DOROTHY E. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY