WARRANTY DEED

File Number: 60064

Davidson County DEEDWARR
Recvd: 05/18/06 13:17 4 pgs
Fees:23.00 Taxes:173.90
20060518-0058579

SHELIA BRIZENDINE
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: . 6-8-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Huddleston	Same as new owner	71-5-77.00 71-5-78.00
(NAME)	(NAME)	
4608 Ashland City Highway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(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, Arthur O. Cunningham, Felecia D. Cunningham, Darrington L. Cunningham and Doyle P. Cunningham, Heirs at Law of Marian A. George and Cheryl Thompson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Huddleston, 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:

TRACT I:

Land in Nashville, Davidson County, Tennessee, being the southwest part of Lot No. 10 on the plan of Brooklyn, being that part of said lot marked "Cozzen's Lot" on the Plan of Map of E. T. Browns Subdivison of parts of lots nos. 9 and 10 of the Brooklyn Plan, as of Instrument #20011220-0140762, Register's Office for said County, described according to a map thereof made July 24, 1909, by Boone Denton, as follows:

Beginning on the easterly margin of Whites Creek Pike, at the southwest corner of said lot; thence with the easterly margin of said pike, northerly 130 feet to a cedar, the corner of lot no. 40 on said Brown's plan; thence with the line of said Lot No. 40, 128 feet to the southerly line of said original Lot No. 10; thence with said line, westerly 111 feet to the beginning.

Being the same property conveyed to Marian A. George and Cheryl Thompson by deed from Martha Lee Bowers, dated November 1, 1992, of record in Book 8773, Page 224, Register's Office for Davidson County, Tennessee. The said Marian A. George having since died intestate on May 28, 2005 leaving her children, Felecia D. Cunningham, Darrington L. Cunningham, Doyle P. Cunningham and Arthur O. Cunningham as the only heirs at law. See also deeds of record in Book 10531, Page 562, Instrument# 20011220-0140762, Instrument # 20040429-0048783, Instrument # 20050318-0029951, Instrument # 20050913-0110084 and Instrument# 20051122-0141021, said Register's Office.

TRACT II:

Land in Nashville, Davidson County, Tennessee, being the West part of Lot No. 40 on the map of E. T. Brown Subdivision of parts of Lots Nos. 9 and 10 of the Brooklyn Plan, as of record in Book 332, Page 60, Register's Office for said County.

Said part of Lot fronts 35 feet on the easterly side of White's Creek Pike and runs back between lines, along the South margin of Haynes Street, 96 feet, more or less to a dead line on which it measures 35 feet, more or less.

Being the same property conveyed to Marian A. George and Cheryl Thompson by deed from Martha Lee Bowers, dated November 1, 1992, of record in Book 8773, Page 228, Register's Office for Davidson County, Tennessee. The said Marian

George having since died intestate on May 28, 2005, leaving her children, Felecia D. Cunningham, Darrington L. Cunninghan, Doyle P. Cunningham and Arthur O. Cunningham as the only heirs at law. See also deeds of record in Book 10531, Page 566, Instrument # 20011220-0140764, Instrument #20040429-0048783, Instrument# 20050318-0029951, Instrument # 20050913-0110084, and Instrument # 20051122-0141021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1913-1915 Baptist World Center Drive, Nashville, TN 37207
(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 hands this 5th dav of Mav. 2006.

Cheryl Thompson

Doyle P. Cunningham, heir at law

Felecia D Cunningham, heir at law

Arthur O. Cunningham, heir at law

Darrington L. Cunningham, heir at law

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 Cheryl Thompson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 5th dav of Mav. 2006.

SHELIA BRIZENDINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: 6-8-09

My Commission Expires June 8, 2009

Notary Public

STATE OF GEORGIA COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur O. Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Riverdale, Georgia this 11 dav of Mav. 2006.

COURTENAY WAY NOTARY PUBLIC CLAYTON COUNTY, GA MY COMMISSION EXPIRES 03-28-2008

Commission expires: 3-28-08

Notary Public

STATE OF GEORGIA COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felecia D. Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Riverdale, Georgia this 11 dav of Mav. 2006.

COURTENAY WAY NOTARY PUBLIC CLAYTON COUNTY, GA MY COMMISSION EXPIRES 03-28-2008

Commission expires: 3-28-08

Notary Public

STATE OF GEORGIA COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doyle P. Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Riverdale, Georgia this 11th day of May. 2006.

Commission expires: OCT. 06, 2009

Shirley M. Cole
Notary Public

SHIRLEY M. COLE NOTARY PUBLIC GEORGIA CLAYTON COUNTY

STATE OF GEORGIA COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrington L. Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

ID. # 022487265

Witness my hand and official seal at Riverdale, Georgia this 11th day of May. 2006.

Commission expires: Notary Public, Fayette County, Georgia My Commission Expires Feb. 03, 2008

Notary Public

JOSIE S. TERRY NOTARY PUBLIC GA. FAYETTE COUNTY