WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 16:16 2 pgs
Fees:13.00 Taxes:550.93

20060602-0065514

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,900.00**

Karen E Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. GRAHAM	First Horizon Home Loan	**61-8-134**
(NAME)	(NAME)	
4619 LOG CABIN ROAD	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	Memphis, TN 38101	
(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, **SHANE R. CUNHA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D. GRAHAM, a single person**, 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 the Easterly ½ of lots nos. 10, 11 and 12, on the plan of Geo. C. Nolen's Subdivision of a 10 acre Tract, not of record, and part of a strip of land lying immediately north of Lot No. 10, and between the Southerly margin of Old Log Cabin Road and the Southerly margin of Old Log Cabin Road, as now constructed, and described as follows:

BEGINNING on the Southerly margin of Log Cabin Road, at the Northeast corner of the original 10-acre tract purchased by Geo. C. Nolen by deed from A. J. McGaugey, of record in Book 635, Page 60. Register's Office for Davidson County, Tennessee; thence South 6 ¾ deg. East 270 feet to the Northeast corner of Lot 13; thence with the Northerly line of said Lot, Westwardly 110 feet; thence Northwardly 280 feet more or less to the Southerly margin of Log Cabin Road; thence with the Southerly margin of said Road, Eastwardly 116.5 feet to the beginning.

Being the same property conveyed to Shane R. Cunha, unmarried by Deed from Adena C. Pearson and Davine Daniels, both unmarried of record in Instrument No. 20050816-0097235 Dated August 12, 2005 and Recorded August 16, 2005, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4619 LOG CABIN ROAD, NASHVILLE, TN 37216**

(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 **my hand** this 31st **day of** May, **2006.**

Shane R. Cunha
SHANE R. CUNHA
BY: KAREN HOFF, ATTORNEY-IN-FACT

By Karen Hoff Attorney in Fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Karen Hoff,** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Shane R. Cunha** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 31st **day of** May, **2006.**

Commission expires: 11/25/06

Notary Public

TERESA L SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

OUTNC18B