THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03226

Davidson County DEEDWARR
Recvd: 08/18/06 13:46 2 pgs
Fees:13.00 Taxes:566.10
20060818-0102237

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Property Address:
235 New Sawyer Brown Road, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sean T. Cunningham, and Frances R. Cunningham**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Kathleen C. Graves, and Benjamin L. Graves,** WIFE + HUSBAND *** , hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:
*** KATHLEEN C. GRAVES IS ALSO KNOWN AS KATHLEEN CRUVER GRAVES
Being Lot No. 115 on the Plan of Stacy Square, Section 3, as shown by plat of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Sean T. Cunningham and Frances R. Cunningham, husband and wife, dated May 14, 2003, and recorded May 21, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200305210069676.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15th day of August, 2006.

_____{Seal}
Sean T. Cunningham

_____{Seal}
Frances R. Cunningham

State of TENNESSEE
County of DAVIDSON

On this the 15th day of August, 2006, before me, the undersigned officer, personally appeared Sean T. Cunningham and Frances R. Cunningham, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission expires: 9-22-07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 15th of August, 2006.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission expires: 9-22-07

Name of Owner and Property Address:
Kathleen C. Graves and Benjamin L. Graves
235 New Sawyer Brown Road
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Kathleen C. Graves and Benjamin L. Graves
235 New Sawyer Brown Rd.
Nashville, TN 37211

Tax Parcel ID#: 12810008600