This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 7944-114

Davidson County DEEDWARR
Recvd: 12/05/06 07:59 2 pgs
Fees:13.00 Taxes:48.10

20061205-0149623

ADDRESS NEW OWNER:
Carolyn P. Mooney
P.O. Box 120174
Nashville, TN 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **93-16**
GROUP
PARCEL **113.00**

,

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Cunningham** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Carolyn P. Mooney**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot No. 114, on the Plan of Maury and Claiborne's Addition to Nashville, of record in Plat Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James M. Cunningham by deed from Jackie Hatcher dated March 3, 2006, of record in Instrument No. 20060306-0025903, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 89 Maury Street, Nashville, Tennessee 37210. Possession is to be given on November 30, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of November, 2006.

James M. Cunningham

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James M. Cunningham**, the bargainors, 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 office this 30th day of November, 2006.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $13,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2006.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.2