McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICE R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Twiford, Jr.	New Owner	14615006000
(NAME)	(NAME)	
639 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, Bobby C. Cunningham and Frank L. Cunningham, beneficiaries of the estate of Mildred C. Hunter, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Twiford, Jr. and wife, Rachel T. Twiford

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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 107 on the Plan of Haileywood Estates, Section VI, as of record in Book 2331, page 158, Register's Office for said County.

Said Lot No. 107 fronts 89.00 feet on the southerly side of Oakley Drive and extends back 220.0 feet on the westerly line and 228.0 feet on the easterly line, to a line in the rear on which it measures 89.2 feet.

Being the same property conveyed to William P. Hunter and wife, Mildred C. Hunter by deed from Emmett N. Kennon, Jr. and wife, Rose S. Kennon of record in Book 2862, page 553, Register's Office for Davidson County, TN. The said William P. Hunter having predeceased Mildred C. Hunter and Mildred C. Hunter having since died and Bobby C. Cunningham and Frank L. Cunningham being the beneficiaries of the property under the Will of Mildred Caughron Hunter in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P1071.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2634, page 612, said Register's Office.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

unimproved ( )
This is improved (X) property, known as 639 Oakley Drive, Nashville, TN 37220
(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 hand s this 29th day of December 2006

Bobby C. Cunningham
Bobby C. Cunningham

Frank L. Cunningham
Frank L. Cunningham

Davidson County DEEDWARR
Recvd: 01/08/07 13:40 2 pgs
Fees:13.00 Taxes:740.00

20070108-0003127

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 Bobby C. Cunningham and Frank L. Cunningham, beneficiaries of the estate of Mildred C. Hunter, deceased

the bargainor s, 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 ____ day of ____.

Commission expires 1/24/09

SAMUEL T. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____.

My commission expires ____

Notary Public