Return to: File Box 9-B
First Title & Escrow
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #26515

WARRANTY DEED

This Instrument Prepared by & returned:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

EMILY C. MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $349,000.00

Affiant

Subscribed and sworn to before me
This 1st day of May, 2007

Notary exp: 5-23-09

Address of new owners:	Send tax bills to:	Map & Parcel:
4405 Scenic Drive Nashville, TN 37204	Fifth Third Mortgage 5050 Kingsley Dr. Cincinnati, OH 45268	131-08-0-072.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Lin M. Cameron, Unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian C Cunningham and wife Andrea M Cunningham,** 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 part of the unnumbered tract on the Plan of Zenside Place, not of record, described according to a survey made by Hickerson Miller Engineers, dated March 14, 1959, as follows:
Beginning at a point in the westerly margin of Scenic Drive at a point 100.0 feet from Edwin R. Thalman's southeast corner; and Edwin M. Thomason's northeast corner; thence north 88 deg. 15' west a distance of 344.0 feet to an iron pin; thence north 1 deg. 05' east 100.00 feet to a concrete monument; thence south 87 deg. 23' east 375.0 feet to an iron pin; thence south 19 deg. 15' west 100.0 feet to the point of beginning.

Being the same property conveyed to LIN M. CAMERON, AN UNMARRIED PERSON, by deed from FRANCES P. GLASCOE BERESFORD AND HUSBAND, RICHARD E. BERESFORD, of record in Book 11682, page 489, dated September 30, 1999, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Restrictive Covenants contained in instrument of record in Book 2271, Page 263, said Register's Office.

x The property is improved with an address of: 4405 Scenic Drive Nashville, TN 37204

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 06/06/07 13:07 2 pgs
Fees:13.00 Taxes:1291.30

20070606-0067863

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, our 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, our heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 31 day of May, 2007.

Lin M. Cameron

Lin M. Cameron

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 Lin M. Cameron, 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 purposed therein contained.

Witness my hand and official seal this 31 day of May, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007