[redacted]:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Prepared By:
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Ste 5
Louisville, KY 40299

Address New Owner(s)
Anthony Desoto
3002 Clifton Avenue
Nashville, TN 37209

Send Tax Bills To:
Anthony DeSoto
3002 Clifton Avenue
Nashville, TN 37209

Map & Parcel Nos.:
092-05-0-282.00

Davidson County DEEDWARR
Recvd: 01/28/08 08:36 2 pgs
Fees:13.00 Taxes:203.50
20080128-0008321

WARRANTY DEED

THIS INDENTURE, made and entered into this 28 **day of December, 2007**, by and between **Terry Cunningham and Chrystal Cunningham, husband and wife**, party of the first part, and **Anthony Desoto**, a married man, party of the second part,

WITNESSETH: That for and in consideration of **FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($55,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 13 and 14, Block 2, on the Plan of Fisk University, as shown on plat of record in Plat Book 421, Pages 4 and 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Terry Cunningham and wife, Chrystal Cunningham, from Suzanne Swett Whitlow, Constance J. Reed, David E. Swett, Bennie H. Swett, Edith R. Burford and Lethia S. Jordan, Andre Swett, Austin Swett, Jr., and Frances Lunsford, heirs of Walter Swett, AND Veronica M. Swett, Lethia Swett Mann and Rita Swett, heirs of Morris Swett, by Warranty Deed dated January 7, 1998, of record in Book 11381, Page 617, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Terry Cunningham

Chrystal Cunningham

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Cunningham and Chrystal Cunningham, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **28 day of December, 2007**.

My commission expires: 3-20-10

Notary Public

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$55,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **28 day of December, 2007**.

PROPERTY ADDRESS:
3002 Clifton Avenue
Nashville, TN 37209

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010