[redacted] AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Anthony Desoto

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

Send Tax Bills To:
Anthony Desoto
2136 W Richmond Hill
Nashville TN 37207

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

Map & Parcel Nos.:
050 13 0 010.00

Davidson County DEEDWARR
Recvd: 02/07/08 15:17 2 pgs
Fees:13.00 Taxes:203.50
20080207-0012938

WARRANTY DEED

THIS INDENTURE, made and entered into this **14th day of December 2007,** by and between **Terry E. Cunningham and Chrystal F. Cunningham**, party of the first part, and **Anthony Desoto**, 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:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Being part of Lot No. 11 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, Page 142, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 11 fronts 56.25 feet on the northerly margin of Richmond Hill Drive and runs back 128 feet, more or less, on the westerly margin and 118 feet, more or less, on the easterly margin to a deed line in the rear, whereon it measures 57 feet, more or less.

Being the same property conveyed to Terry E. Cunningham and Chrystal F. Cunningham, from United Companies Lending Corporation, by Warranty Deed dated April 18, 1994, of record in Book 9320, Page 759, 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 E. Cunningham

Chrystal F. 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 E. Cunningham and Chrystal F. Cunningham** 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 14th day of December, 2007.

My commission expires: 3-20-10

Libby L. Brager
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.

Libby L Brager JB of Ter E Cunn
Affiant

TERRY E Cunningham

Subscribed and sworn to before me, this 14th day of December, 2007.

Libby L. Brager

PROPERTY ADDRESS:
2132 West Richmond Hill Drive
Nashville, TN

This Instrument Prepared by:
Jason A Kron
Jason A Kron
1717A[illegible] Ave, #8
Louisville, KY 40299

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