WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

ADAM-08-7316

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,300.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Slaughter	James Slaughter	
7316 Tolbert Road (ADDRESS)	(NAME) 7316 Tolbert Road (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	114-200.02

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES FRANKLIN CUNNINGHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES SLAUGHTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON EAST SIDE OF OLD TOLBERT RD. GO FROM A POINT IN THE OLD TOLBERT RD., AND BEING THE SOUTH WEST CORNER OF THE OLD MATTIE SLAUGHTER PROPERTY. AND BEING OF RECORD IN BOOK 1786, PAGE 529, R.O.D.C. TENNESSEE. THENCE WITH MATTIE SLAUGHTER'S SOUTH LINE, SOUTH 84 DEG. EAST 267 FEET TO AN IRON STAKE IN THE WILLIE CUMMINS SOUTH LINE AT THE NORTH WEST CORNER OF A .38 ACRE TRACT OWNED BY THE JACKSON STREET CHURCH OF CHRIST, THE POINT OF BEGINNING; THENCE WITH THE WEST LINE OF SAID TRACT, NORTH 2 DEG. 30' WEST 70 FEET TO A STAKE IN THEIR LINE; THENCE NORTH 87 DEG. 30' WEST 120 FEET TO AN IRON STAKE; THENCE NORTH 2 DEG. 30' EAST 76 FEET TO AN IRON STAKE IN MATTIE SLAUGHTER'S SOUTH LINE; THENCE WITH SAME, SOUTH 34 DEG. EAST STRIKING THE WILLIE CUMMINS LAND AT 90 FEET IN ALL 120 FEET TO THE POINT OF BEGINNING, CONTAINING .21 OF AN ACRE, BEING THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLES FRANKLIN CUNNINGHAM AND WIFE, JOSIE M. CUNNINGHAM BY WARRANTY DEED FROM MATTIE C. SLAUGHTER (AKA MATTIE SLAUGHTER), RECORDED ON THE 5TH DAY OF JUNE, 1963 IN BOOK 3577, PAGE 260, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JOSIE M. CUNNINGHAM, HAVING PREDECEASED CHARLES FRANKLIN CUNNINGHAM.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 7316 Tolbert Road, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 04/21/08 14:02 2 pgs
Fees:13.00 Taxes:182.41

20080421-0040502

Witness my/our hand(s) this 17th day of April, 2008.

Charles Franklin Cunningham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Franklin Cunningham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFFOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903