Davidson County DEEDWARR
Recvd: 08/05/08 12:47 2 pgs
Fees:13.00 Taxes:351.50
20080805-0080623

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45804

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Ronnie D Boshers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME, THIS THE~~
1st day of August, 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie D. Boshers	SunTrust Mortgage, Inc.	04305018000
216 Garner Avenue	401 Commerce Street, Suite 6100	
Madison, TN, 37115	Nashville, TN 37219	

FOR AND IN 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, I/WE,

Larry Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronnie D. Boshers, a single person

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 Lot No. 47 on the Plan of Overlook Estates, Block "B", of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the southerly margin of Garner Avenue and extends back 143.3 feet on the easterly line and 142.8 feet on the westerly line to a line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Larry Cunningham, unmarried, by Quitclaim Deed from Willie Lee Campbell and wife, Marjorie J. Campbell, of record in Instrument No.: 20020415-0046181, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 216 Garner Avenue, Madison, TN 37115

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 my/our hand(s) this 1st day of August, 2008

Larry Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Larry Cunningham, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2008

Janet S. Davis

Notary Public

My Commission Expires: 5-8-2012

