THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$51,294.00.**

Teresa F. Brooks
Affiant

Sworn to and subscribed before me this 5 day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130021839 DEEDWARR
Recvd: 03/18/13 11:38 3 pgs
Fees:18.00 Taxes:189.79
20130318-0026518

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Teresa F. Brooks	Same	Map 71-16
1329 North 6th Street		parcel 361
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Felecia Cunningham, Darrington Cunningham, Doyle Cunningham, Delia Cunningham, Arthur Odell Cunningham, III, Christina Cunningham, Marcus Cunningham, and Shanta Cunningham**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Teresa F. Brooks**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land of Davidson County, Tennessee, being Lot No. 6 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southerly margin of North 6th Street, said concrete monument located at the common front corner of Lot Nos, 5 and 6; thence along the line between Lots Nos. 5 and 6 in a southwesterly direction, 93.4 feet to a concrete monument at the corner of

Lots Nos. 5, 6, and 7; thence along the lines between Lots Nos. 6 and 7, in a westerly direction 102.4 feet to a point in the easterly margin of North 5th Street, said point being the common front corner of Lots Nos. 6 and 7; thence along the said margin of said Street, in a northeasterly direction and passing a concrete monument at 26.88 feet, a total distance of 73.68 feet to a concrete monument at the beginning at a curve to the right; thence around saod curve in a northeasterly direction, 39.27 feet to a concrete monument in the southerly margin of North 6th Street; thence along said margin of said Street in a southeasterly direction, 78.0 feet to the point of beginning.

Being the same property conveyed to Marion A. George by deed from Martha L. Bowers, of record in Book 7578, page 680, as re-recorded in Book 7580, page 379, said Register's Office, the said Marion A. George having quitclaimed said property to Arthur Odell Cunningham, Jr., and Felecia Darcel Cunningham by deed of record in Book 10531, page 568, said Register's Office, the said Arthur Odell Cunningham, Jr. and Felecia D. Cunningham having quitclaimed said property to Marion A. George by deed of record in Instrument No. 20011220-0140765, said Register's Office, the said Marion A. George having since died intestate leaving as her heirs-at-law Felecia Cunningham, Darrington Cunningham, Doyle Cunningham, Delia Cunningham, Arthur Odell Cunningham, III, Christina Cunningham, Marcus Cunningham, and Shanta Cunningham.

The above legal description is the same as that in the last recorded deed. The draftsman assumes no responsibility as to the accuracy thereof.

This is improved property known as 1324 North 6th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 12 day of March, 2013.

FELECIA CUNNINGHAM **DARRINGTON CUNNINGHAM**

DOYLE CUNNINGHAM **DELIA CUNNINGHAM**

ARTHUR ODELL CUNNINGHAM, III **CHRISTINA CUNNINGHAM**

MARCUS CUNNINGHAM **SHANTE CUNNINGHAM**

State of Georgia
County of Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Felecia Cunningham, Darrington Cunningham, Doyle Cunningham, Delia Cunningham, Arthur Odell Cunningham, III, Christina Cunningham, Marcus Cunningham, and Shanta Cunningham**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 01/28/2017

RONALD NEWSOME
MY COMMISSION EXPIRES
JAN
28
2017
CLAYTON CO., GEORGIA
NOTARY PUBLIC