This instrument prepared by: Robert L. Trentham, Attorney
24th Floor, L & C Tower
Nashville, Tennessee

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Send Tax Notices To:
James W. Cunningham
4220 Samoa Drive
Hermitage, TN

Map No. 75-6
Parcel No. 42

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS and other good and valuable considerations, receipt of which is hereby acknowledged, ROBERT M. MOSER and wife, BARBARA S. MOSER, hereinafter called "Grantors", have this day bargained and sold and do hereby transfer and convey unto the said JAMES W. CUNNINGHAM, unmarried, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 288 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for said County.

Said Lot No. 288 fronts 85.0 feet on the westerly margin of Samoa Drive and runs back between lines measuring 175.6 feet on the northerly line and 167.1 feet on the southerly line, to a dead line in the rear, measuring 64.48 feet thereon.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said JAMES W. CUNNINGHAM, unmarried, his successors and assigns forever.

WE COVENANT that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except by Deed of Trust of record in Book 4803, page 325, Register's Office for Davidson County, TN to secure promissory note in original amount of $29,550.00 with balance of said indebtedness being assumed by Grantee; and by restrictive covenants of record in Book 3954, page 881, Register's Office for Davidson County, TN and by easements and set back lines of record in Book 3700, page 23, Register's Office for Davidson County, TN.

WE FURTHER COVENANT AND BIND OURSELVES, our heirs and assigns, to warrant and forever defend the title to said real estate to the said JAMES W. CUNNINGHAM, unmarried, their successors and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS, this 31st day of DECEMBER, 1975.

ROBERT M. MOSER

BARBARA S. MOSER

STATE OF Florida)

COUNTY OF Orange)

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Personally appeared before me, B. J. Kirby, a notary public, in and for said County and State, ROBERT M. MOSER and BARBARA S. MOSER, the within named bargainors, with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orlando, Florida, this 31st day of December, 1975

B. J. Kirby
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE B. J. KIRBY

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Dec. 1, 1979
Bonded by American Fire & Casualty Co.

D 3 2 3 2 9

IDENTIFICATION REFERENCE

JAN 15 4 10 PM '76

FELIX Z. WILLIAMSON REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration or value for this transfer is

$ 35,000.00 .

Affiant

Sworn to and subscribed before me this 15 day of

, 1976.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE ROBERT M. TRESH

Notary Public

My Commission Expires:

1-15-77

JAN 15 76	CONV	35,000.00				
JAN 15 76	S'TAX		B*	91.00		
JAN 15 76	PR'FEE		B*	.50		
JAN 15 76	W'DEED		B*	4.00	*	95.50