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FORM NO. WD-1

3967 01/08 212.16- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,100

John W. Pruett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 19 81

Carl Porter Jr.
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC EARL J. PORTER, JR. DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
EARL J. PORTER, JR., Attorney at Law, 214 - Third Ave., North, Nashville 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. PRUETT, ET UX. (NAME)	SAME (NAME)	Map 3
498B Tinnin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 41 Is
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, JAMES M. CUNNINGHAM, JR. and wife, PEGGY S. CUNNINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. PRUETT and wife, SHIRLEY M. PRUETT

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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being part of the tract of 54.91 acres, being known as Tracts 1 and 2 on the map of the subdivision of the L. Kenneth Johnson Farm, shown on a copy of a survey thereof made December 23, 1959, by Stephen A. Draper, Surveyor, and a more recent survey made August 13, 1971, by Wayne S. Cooper, Surveyor, described as follows:

Beginning at a point in the center line of Tinnin Road at the N.E. corner of the Miller tract; thence with the center of said Road N. 33 deg. W and N 22 deg. 50' a total of 350 feet to the S.E. corner of Tract No. 3; thence with the line between tracts 2 and 3 S. 67 deg. 45' W 748 feet to a point in a fence; thence following said fence, S 53 deg. E. 82', S 18 deg. 30' E. 170 feet and S. 10 deg. E. 90' to the northern property and S.W. corner of Tract No. 1; thence N 69 deg. 30' E 538'; thence N. 70 deg. 30' E. 234' to a spike in the center of the road running parallel to and including a 12.5' easement, to the point of beginning and containing 6.46 acres, more or less.

Being the same property conveyed to James M. Cunningham, Jr., and wife, Peggy S. Cunningham by deed from Howard J. Grant and wife, Edith G. Grant of record in Book 4686, page 779, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 498B Tinnin Road, Goodlettsville, TN 37072
(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 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 our hand s this 7th day of January, 1981

James M. Cunningham, Jr.
JAMES M. CUNNINGHAM, JR.

Peggy S. Cunningham
PEGGY S. CUNNINGHAM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Cunningham, Jr. and Peggy S. Cunningham

the bargainor S., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 81

Commission expires 4/18/82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES M. CUNNINGHAM, JR. and wife, PEGGY S. CUNNINGHAM

TO

JOHN W. PRUETT and wife, SHIRLEY M. PRUETT

Mail to:
J. W. Pruett
P O Box 279
Madison 37115

G 24670

IDENTIF. REFERENCE

JAN 8 1 44 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5698 PAGE 417

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			79100.00- CO	
			205.66 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 212.16-	
			3967A01/08/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 4 6 7 0

IDENTIF. REFERENCE

JAN 8 1 44 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801096