THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Thomas L. Cunningham, etux 1625 Springfield Hwy. Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	TO BE ASSIGNED fdl

9020 07/20 0101 03CHECK 43.16

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT E. NEWLIN, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said THOMAS L. CUNNINGHAM and wife, PATSY CUNNINGHAM, hereinafter referred to as the "GRANTEE", 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 Civil District of Davidson County, Tennessee, being Tract No. 7 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:
BEGINNING at an iron pin set in the line of H. W. Newlin, and being the most northwest corner of Tract 6 this survey, and being located along the line of said Newlin S. 43 deg. 37 min. 27 sec. W. 53.43 feet from an existing iron pin, the most southeast corner of said Newlin; thence, from said beginning point and with the line of said Tract 6 for the next five calls as follows: S. 67 deg. 00 min. 20 sec. E. 103.36 feet to a point; thence, N. 88 deg. 46 min. 49 sec. E. 88.25 feet to a point; thence, S. 73 deg. 46 min. 51 sec. E. 216.43 feet to a point; thence, S. 27 deg. 29 min. 40 sec. E. 108.17 feet to a point; thence, S. 24 deg. 58 min. 37 sec. E. 62.67 feet to an iron pin set, corner to said Tract 6 and a corner to Tract 8 this survey; thence, with the line of said Tract 8 for the next seven calls as follows: S. 15 deg. 18 min. 07 sec. E. 90.82 feet to a point; thence, S. 21 deg. 25 min. 26 sec. E. 93.57 feet to a point; thence, S. 36 deg. 41 min. 11 sec. E. 100.08 feet to a point; thence, S. 52 deg. 15 min. 15 sec. E. 59.95 feet to a point; thence, S. 62 deg. 57 min. 55 sec. E. 272.01 feet to a point; thence, S. 83 deg. 25 min. 17 sec. E. 99.86 feet to a point; thence, S. 34 deg. 06 min. 54 sec. E. 50.17 feet to an iron pin set, corner to said Tract 8 and in the line of a right-of-way access easement; thence, with the line of said access easement for the next seven calls as follows: S. 88 deg. 12 min. 16 sec. W. 196.49 feet, N. 83 deg. 00 min. 23 sec. W. 178.65 feet, N. 85 deg. 19 min. 59 sec. W. 209.06 feet, S. 89 deg. 16 min. 18 sec. W. 380.97 feet, N. 47 deg. 48 min. 26 sec. W. 126.00 feet, N. 20 deg. 41 min. 56 sec. W. 350.70 feet, and N. 42 deg. 33 min. 48 sec. W. 64.32 feet to an iron pin set, in the margin of said right-of-way access easement, and in the line of H. W. Newlin; thence, with the line of said Newlin N. 43 deg. 37 min. 27 sec. E. 320.71 feet to the beginning, containing 10.07 acres, more or less.

Being part of the same property conveyed to Robert E. Newlin, by deed from Janice Newlin, of record in Book 7284, page 46,

Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to a roadway agreement recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And, the Grantor does covenant with the said Grantees, that he is lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State and County taxes, a lien, prorated between the parties and which shall be paid by the escrow closing attorney when due, except for any increase in assessment or tax base shown for the year 1987, and (2) Restrictions of record in Book 7475, page 937, amended in Book 7582, page 713, said Register's Office.

And the Grantor does further covenant and bind himself, his heirs and representatives to warranty and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 12th day of July, 1988.

Robert E. Newlin
ROBERT E. NEWLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. NEWLIN, a single man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of July, 1988.

Diane M Cathey
NOTARY PUBLIC

STATE OF TENNESSEE DIANE M. CATHEY NOTARY PUBLIC LARGE

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,250.00.

Tommy Cunningham
Affiant

Sworn to and subscribed before me, this the 8th day of July, 1988.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE CATHEY

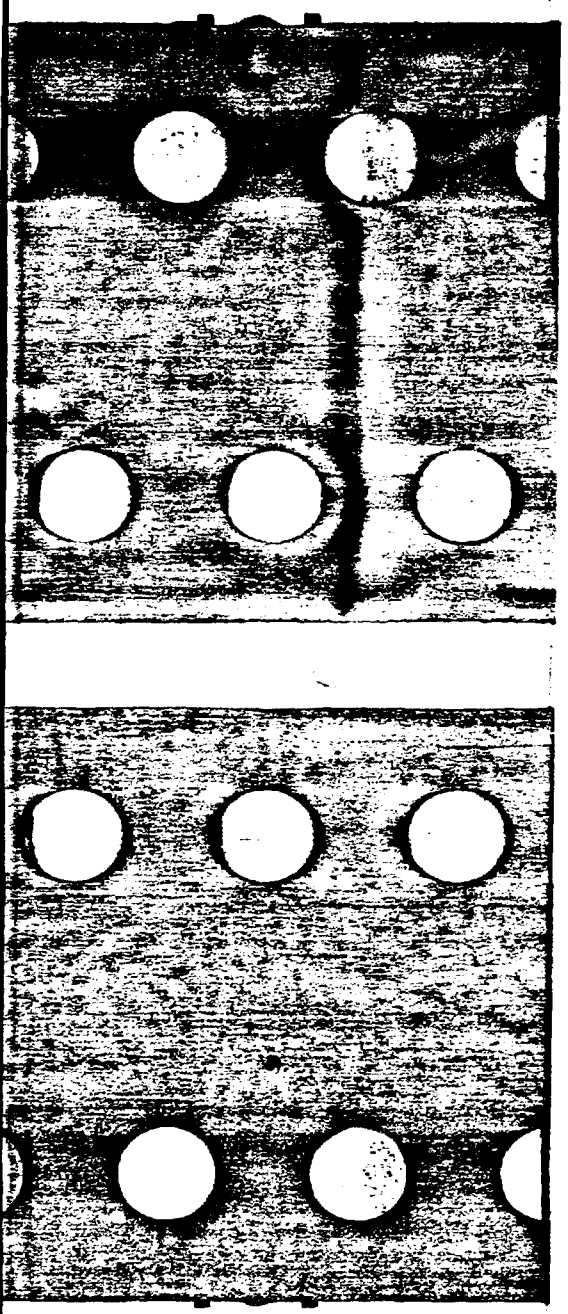
50987

IDENTIFICATION REFERENCE

Jul 20 10 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 151

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	10250.00
CON TX	33.66
PRFEE	0.50
MDEED	9.00
TOTAL	43.16
CHECK	43.16

07/20/88 01 10:08 0001 9020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50987

IDENTIFICATION REFERENCE

JUL 20 10 07 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114815