STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 31st day of May 19 89

My commission expires: February 2, 1993 (Affix Seal)

X Kenneth G. Cunningham
Affiant

Notary Public Kenneth C. Kant

WARRANTY DEED

BOOK 7856 PAGE 263

Mail

THIS INSTRUMENT WAS PREPARED BY
Superior Title & Escrow Services, Inc.
103 Sumner Court, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kenneth G. Cunningham	American National Financial, Inc.
3712 Old Hydes Ferry Road	100 Ashford Center North, Suite 250
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37218	Atlanta, Georgia 30338
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 069-16-0 197.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Wiley C. Baines, Jr., as Executor and Individuallty and Mary Lillian Ethridge

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kenneth G. Cunningham and Vivian M. Cunningham

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 2 on the plan of the Resubdivison of the Ira D. Kennedy Tract as of record in Book 3842 at page 200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wiley C. Baines and wife, Charlie B. Baines by deed of record in Book 4139 at page 984, said Register's Office. The said Charlie B. Baines having predeceased Wiley C. Baines, also deceased. Being the same property devised to Wiley C. Baines, Jr. and Mary Lilliam Ethridge under the will of Wiley C. Baines of record in Will Book 152 at page 809, Probate Court Clerks Office for Davidson County, Tennessee.

This conveyance is made subjsect to taxes for the year 1989 and subsequent years, any restrictions, easements and conditions of record.

JUN 5 8 34 AM '89

3811 2

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3712 Old Hydes Ferry Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 31st day of May 19 89

X Wiley C. Baines, Jr.
Wiley C. Baines, Jr., as Executor and Individually

X Mary Lillian Ethridge
Mary Lillian Ethridge

State of Tennessee
County of Davidson

BOOK 7856 PAGE 264

On this 31st day of May, 19 89, before me personally appeared Wiley C. Baines, Jr., as Executor and Individually and Mary Lillian ** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

** Ethridge

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public

Kenneth C. Kant

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

File # 9-0142

SUPERIOR TITLE
&
Escrow Services, Inc.

103 SUMNER COURT
HENDERSONVILLE, TN 37075
(615) 822-9232

1412 06/05 0101 03CHECK 5.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7856 PAGE 265

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

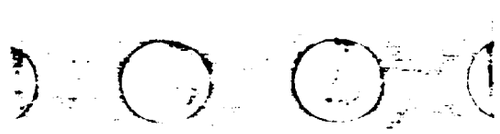
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

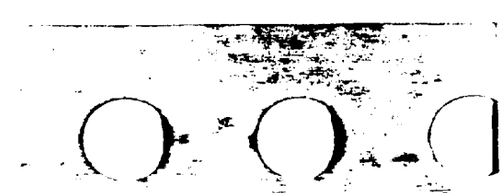
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 95000.00
CON TX 313.50
PRFEE 0.50
WDEED 6.00
TOTAL 320.00
CHECK 320.00

06/05/89 01 08:37 0001 1412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







38172

JUN 5 8 34 AM '89

No. 215775