THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
JAMES SAMUEL STEWART	NEW OWNER	12
SANDRA BALES SUTTON		104
5949 Lickton Pike		51454-10D
Goodlettsville, Tn. 37072		

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 which is hereby acknowledged, MICHAEL P. CUNNINGHAM AND WIFE, KELLYE R. CUNNINGHAM, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto JAMES SAMUEL STEWART AND SANDRA BALES SUTTON, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on an unrecorded survey by Johnson and Dillehay Land Surveying dated October 25, 1985, described as follows:

Beginning on an iron pin located in the north right-of-way of Baker Road, said pin located North 59 Degrees 24' 14" West 1900.45 feet from the southwest corner of J.K. Williams, Deed Book 6201, page 73, Register's Office for said County; said pin being the southeast corner of said tract and the southwest corner of Tract No. 3; thence along said right-of-way for the next two calls: along a curve to the right having a central angle of 04 Degrees 41' 37", a radius of 648.83 feet, a length of 53.15 feet, a chord of 53.14 feet and a chord bearing of North 42 Degrees 51' 39" West to an iron pin; North 40 Degrees 11' 3" West 112.17 feet to an iron pin; thence leaving said right-of-way North 29 Degrees 13' 30" East 1469.64 feet to an iron pin located in the south right-of-way of the Seaboard Systems Railroad; thence along said right-of-way South 60 Degrees 27' 16" East 155.56 feet to an iron pin; thence leaving said right-of-way South 29 Degrees 13' 30" West 1524.26 feet to the point of beginning, containing 5.35 acres, more or less.

Being the same property conveyed to Michael P. Cunningham and wife, Kellye R. Cunningham, by deed from William B. Geiger and wife, Connie Y. Geiger of record in Book 7507, page 494, Register's Office for Davidson County, Tennessee.

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, representatives and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and assumed by the GRANTEE herein.

2. Restrictive Covenants of record in Book 6734, page 129, said Register's Office.

It is the intent of GRANTEES that they shall own and hold title to the property hereinabove described as joint tenants, with survivorship obtaining, and not as tenants in common; that is, in the event of the death of either of them, the survivor shall own and hold title to said property in fee simple, without any right, claim or demand on the part of decedent's heirs, personal representative, or estate.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 2nd day of AUGUST, 1989.

MICHAEL P. CUNNINGHAM

KELLYE R. CUNNINGHAM by Michael P. Cunningham, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 2nd day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: MAY 13, 1990

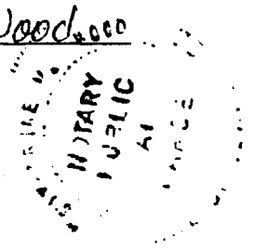
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Michael P. Cunningham, with whom I am personally acquainted and who upon oath acknowledged himself to be the Attorney-in-Fact of the within named bargainor, Kellye R. Cunningham, and that he as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the within named bargainor, Kellye R. Cunningham, by the said Michael P. Cunningham as such Attorney-in-Fact.

Witness my hand and official seal at office on this the 2nd day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990



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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

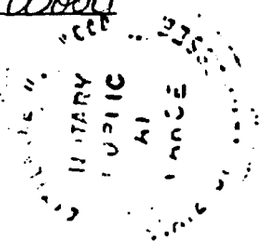
The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

James Samuel Stewart
Affiant

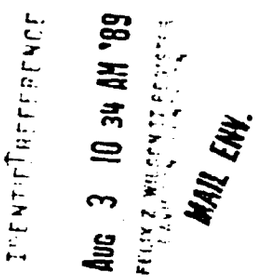
Sworn to and subscribed before me, this the 2nd day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

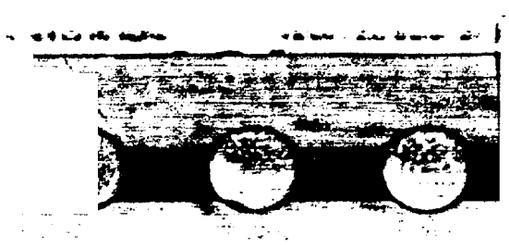
My Commission Expires: MAY 13, 1990



5.4.8.1.3



2170 08/03 0101 03CHECK 132.10



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

RECEIVED OF _____

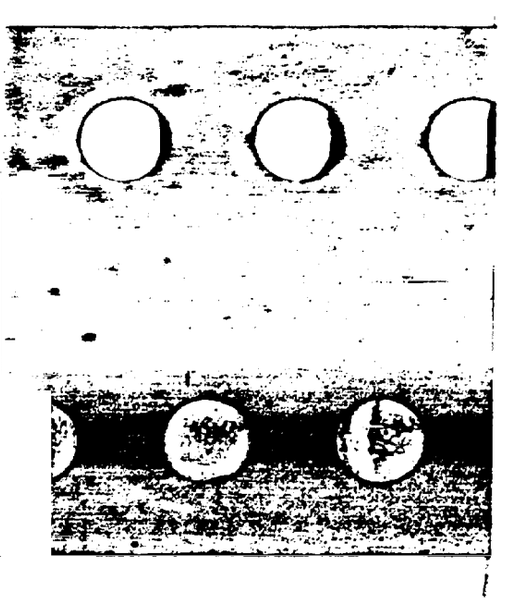
FOR _____

BOOK 7906 PAGE 92



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	37000.00
CON TX	122.10
PRFEE	1.00
WDEED	9.00
TOTAL	132.10
CHECK	132.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/89 01 10:35 0001 2170

5.4.8.1:3

IDENTIFICATION REFERENCE

AUG 3 10 34 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 235499