file
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THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Ross Cunningham 508 Ridge Ct. East Old Hickory, TN 37138	Same	Map 44-14 Parcel

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

G. L. Bixenman

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Ross Cunningham and wife, Gloria Cunningham

hereinafter called the Grantee(s), 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 4th Civil District of Davidson County, Tennessee, being Lot #91, on the Plans of Rolling Green Meadows of record in Book 1424, page 75, Register's Office for Davidson County.

Said Lot #91 fronts 110.6 feet on the east side of Fowler Street and runs back between lines 203.4 feet on the north side and 137.9 feet on the south line to a line in the rear, measuring 96.5 feet thereon.

Being the same property conveyed to G. L. Bixenman by deed from the Board of Trustees of Cumberland Lodge #8 F. & A.M. of record in Book 5223, page 787, Register's Office for Davidson County, Tennessee. The said Geraldine Doris Bixenman joins in this conveyance to convey any interest she may have as the wife of G. L. Bixenman.

Subject to 2 special utility easements as per plat of record in Book 1424, page 75, said Register's Office.

Grantors further covenant and warrant that the herein described property is free of hazardous waste or other materials that may be in violation of the rules and regulations promulgated and enforced by the Environmental Protection Agency (EPA), and it is free of any other violations of city, state or federal environmental standards. Grantors will defend and hold harmless the Grantees for any claim, action, suit, legal expenses or damage suffered by Grantees which may arise out of any environmental violation action initiated by any governmental entity for any situation which occurred or originated prior to the date of this deed.

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unimproved ( )
This is improved ( ) property, known as _____

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 assigns, to warrant and defend title 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 hands this 16th day of November, 1989.

Geraldine Doris Bixenman By Michael L Bixenman
GERALDINE DORIS BIXENMAN
By Michael L. Bixenman
by Power of Attorney recorded
simultaneous herewith

G. L. Bixenman By Michael L Bixenman
G. L. BIXENMAN
by Michael L. Bixenman
by Power of Attorney recorded
simultaneous herewith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of November, 1989, before me personally appeared Michael L. Bixenman to me known to be the person who executed the foregoing instrument in behalf of G. L. Bixenman and Geraldine Doris Bixenman and acknowledged that he executed same as the free act and deed of said G. L. Bixenman and Geraldine Doris Bixenman for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1989.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $19,500.00.

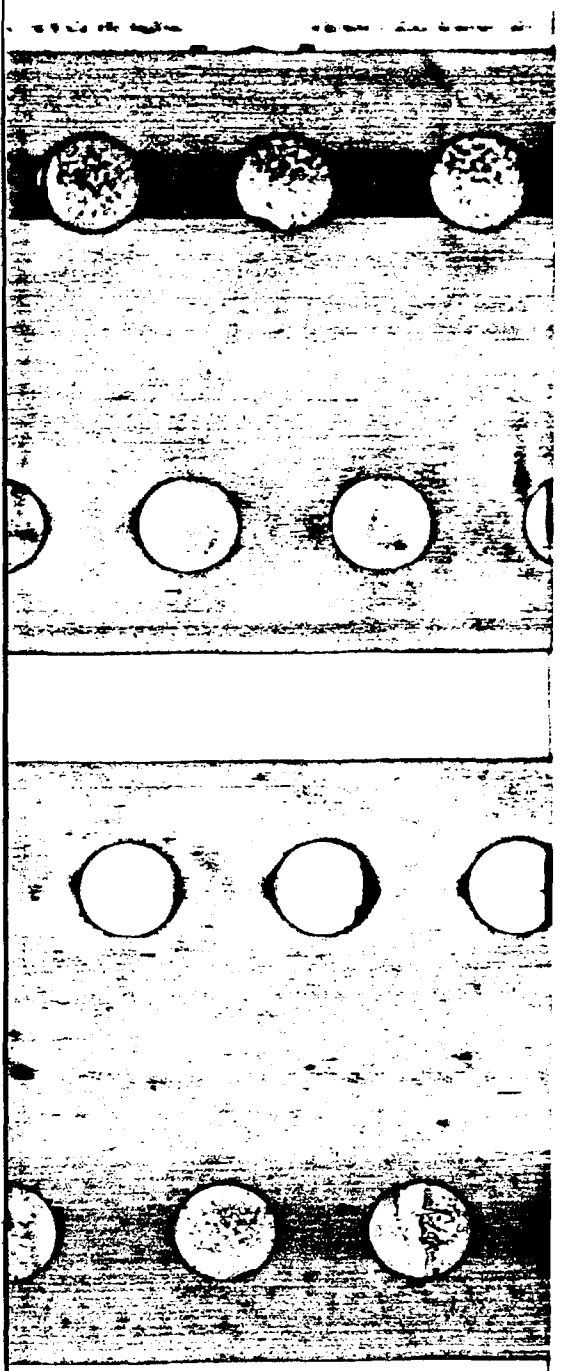
AFFIANT

Subscribed and sworn to before me this 16th day of November, 1989.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

IDENTIF. TREFERENCE
Nov 21 11 35 AM '89



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

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 712

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	19500.00
CON TX	64.35
PRFEE	1.00
MTGFEE	6.00
TOTAL	71.35
CHECK	71.35

11/21/89 01 11:33 0001 6378

83726

IDENTIF. REFERENCE

Nov 21 11 36 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 269185