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 129

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;

Bix Manufacturing Company, Inc., a Tennessee corporation,

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 said County, being Lot 90, Rolling Green Subdivision, section 1, as shown on Plat of such Subdivision of record in Book 1424, page 75, Register's Office for said County.

Said Lot 90 fronts 85 feet on the easterly side of Fowler Street, Old Hickory Village, and contains 0.42 acres, more or less.

Being the same property conveyed to Bix Manufacturing Company, Inc. by deed from C. K. Knight and wife, Lina Mae H. Knight of record in Book 4634, page 838, Register's Office for Davidson County, Tennessee.

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.

unimproved ( )
This is improved ( ) property, known as 1115 Fowler

6379 11/21 0101 03CHECK 200.05

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.

BIX MANUFACTURING COMPANY, INC.

By: Michael L Bixenman
MICHAEL L. BIXENMAN
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael L. Bixenman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Vice President of the Bix Manufacturing Company, Inc. the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

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

My Commission Expires:
7-24-93

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $58,500.00.

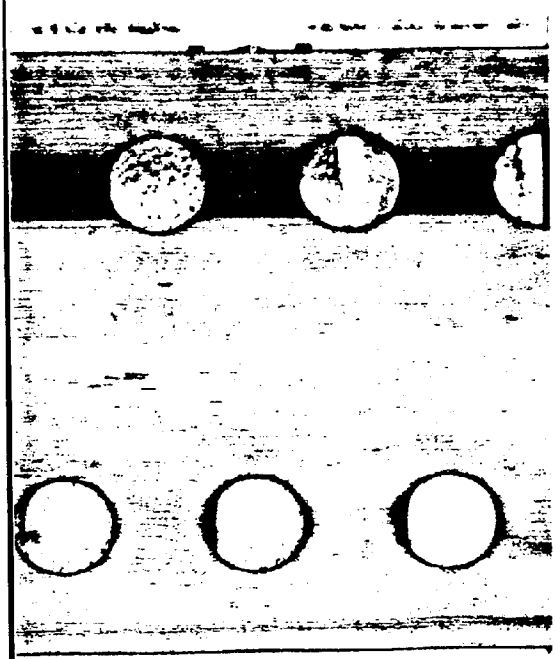
Gloria Cunningham
AFFIANT

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

My Commission Expires:
7-24-93

Phyllis Keenon
NOTARY PUBLIC

FEE 1.00 TAX 37.00 REC'D FOR RECORD 11 37 AM '89 DAVIDSON COUNTY, TN. IDENT. TREFERENCE 37727



OFFICIAL RECEIPT

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

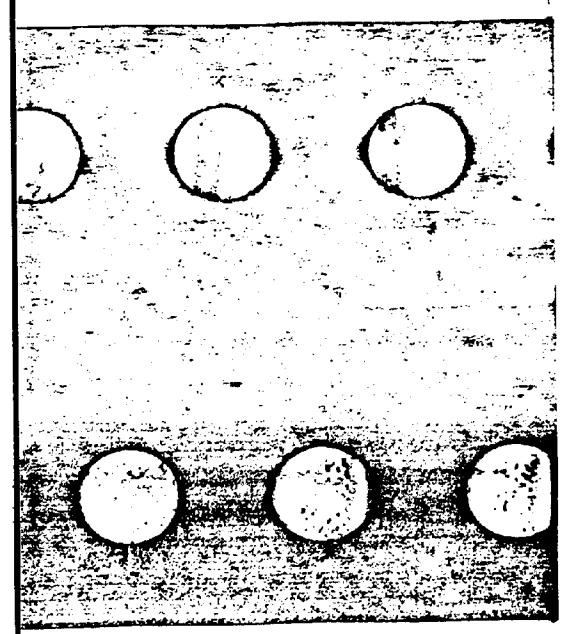
RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 715

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 58500.00
CON TX 193.05
PRFEE 1.00
WDEED 6.00
TOTAL 200.05
CHECK 200.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/21/87 01 11:34 0001 6379

83727

IDENTIF. TREFERENCE

Nov 21 11 37 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 283186