THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

BOOK 8256 PAGE 697

ADDRESS NEW OWNER:
Johnny C. Cunningham
107 Hillsdale Drive
Hendersonville, TN 37075

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
34-14-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HAROLD S. PAUL and VIRGINIA P. NEAL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHNNY C. CUNNINGHAM and wife, DANA M. CUNNINGHAM, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the Third Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, Number 823, dated June 26, 1990, revised September 26, 1990, and known as Job No: 890074, more particularly described as follows:

Beginning at a point in the south line of Stanley Heights of record in Plat Book 3300, page 74, at its intersection with the charter Right-Of-Way line of the Seaboard Systems Railroad as shown on Right-Of-Way and Track Map Number 57 of the Louisville-Nashville Railroad Company, Mainstem Second Division, said point being 100' from the centerline of the main track; thence with said charter Right-Of-Way and a curve to the right having a central angle of 10°10'52" a radius of 1,766.03' and a chord described as running S 47°11'50" W 313.40' a distance along said curve of 313.81' to a point; thence continuing with said charter Right-Of-Way line S 52°17'16" W 514.65' to a point; thence N 01°36'49" E 421.62' with the centerline of a 40' sewer and public utility easement of record in Book 493, page 179, Register's Office for Davidson County, Tenessee, to a point in the south line of said Stanley Heights; thence N 80°21'00" E 634.18' to the point of beginning, containing 3.21 acres, more or less.

The above described property is subject to matters as shown on said survey of record in Book 7900, page 217, Register's Office, Davidson County, Tennessee, including but not limited to a 20' sewer easement and NES public utility easement of record in Book 493, page 179, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Andrew Paul and wife, Reba H. Paul, by deed from O.G. Parker of record in Book 1728, page 373, Register's Office, Davidson County, Tennessee. Andrew Paul and Reba H. Paul are now deceased, Reba H. Paul having predeceased Andrew Paul. Under the terms of the will of Andrew Paul of record in Will Book 167, page 159, Probate Court of Davidson County, the above described property was devised to Harold S. Paul and Virginia P. Neal.

This is unimproved property, known as: _____ Bain Drive
Madison, Tennessee

8984 12/13 0101 03CHECK 61.45

This conveyance, in addition to the easement above described, is subject to all visible easements; restrictions of record, if any; and the 1990 taxes which shall be paid by the Grantors.

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 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.

WITNESS our hands on this the 11th day of December, 1990.

Harold S. Paul
HAROLD S. PAUL

Virginia P. Neal
VIRGINIA P. NEAL

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, HAROLD S. PAUL and VIRGINIA P. NEAL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 11th day of December, 1990.

Anne H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-5-92

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Johnny C. Ayers
AFFIANT

Subscribed and sworn to before me this the 11th day of December, 1990.

Anne H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-5-92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
Dec 13 9 55 AM '90
IDENTIF. REFERENCE
79267

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 16500.00
MOR TX 54.45
ERR CO
MOR TX 54.45-
CON TX 64.45
VOID
CON TX 64.45-
CON TX 54.45
PRFEE 1.00
WDEED 6.00
TOTAL 61.45
CHECK 61.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/90 01 09:55 0001 8984

79267

IDENTIF. TREFERENCE

DEC 13 9 55 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 381421