STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES 4/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM CUNNINGHAM (NAME)	SAME (NAME)	MAP 32
307 DORR DR. (ADDRESS)	(ADDRESS)	PARCEL
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	150

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM CUNNINGHAM AND WIFE, GIDGETT 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 in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 on an unrecorded Survey by R. L. Montoya, Surveyor License No. 697, dated March 13, 1987, as follows:

BEGINNING at an existing iron pin on said survey which is the southeast corner of the William J. Lock Property (Deed Book 5048, page 904) and the north boundary of the William D. Patton Property (Deed Book 6230, page 350) and the southwest corner of this tract; thence N 03 deg. 10 min. 14 sec. W, a distance of 291.42 feet to an iron pin set; thence N 75 deg. 46 min. 23 sec. E a distance of 553.69 feet to a witness pin on the centerline of a 40-foot ingress/egress easement; thence N 75 deg. 46 min. 23 sec. E, a distance of 60-foot to a point in a pond; thence along a new line common to this Tract and Tract No. 3 S 49 deg. 22 min. 47 sec. E, a distance of 110.33 feet to a point; then following said new line along a curve to the right, having the following curve date: a delta of 94 deg. 16 min. 26 sec., a radius of 71.65 feet a tangent of 77.20, a distance of 117.89 feet to an iron pin set on the centerline of the aforementioned 40-foot ingress/egress easement; thence S 55 deg. 10 min. 15 sec. W, a distance of 454.41 feet to an iron pin on the boundary of the W. C. Talley Property (Deed Book 2634 page 474) thence N 77 deg. 45 min. 29 sec. W, a distance of 110.00 feet to an existing iron pin; thence N 85 deg. 19 min. 12 sec. W a distance of 211.75 feet to the point of beginning, containing 5.07 acres, more or less.

Being the same property conveyed to Michael Bennett by Deed in Lieu of Foreclosure of record in Book 8299, page 585, Register's Office for Davidson

SEE REVERSE FOR CONTINUATION

unimproved ( )
This is improved (XX) property, known as _____ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 5th day of April, 19 91

MICHAEL BENNETT

BOOK 8326 PAGE 738

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL BENNETT

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 5th day of April 19 91.

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

County, Tennessee.

This is not the principal residence of the Grantor.

This conveyance is made SUBJECT TO the 40-foot ingress/egress easement as shown on said survey.

05284

IDENTIF. TREFERENCE

APR 9 9 40 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

3261 04/09 0101 03CHECK 101.71

WARRANTY DEED
FROM

TO

RETURN TO:

52



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8326 PAGE 739

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	28750.00
CON TX	94.71
PRFEE	1.00
WDEED	6.00
TOTAL	101.71
CHECK	101.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/09/91 01 09:39 0001 3261

05284

IDENTIF. REFERENCE

APR 9 9 40 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 411340