STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

x [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April 19 91

Luciana Taylor
Notary Public

MY COMMISSION EXPIRES: 8/23/94,
(AFFIX SEAL)

BOOK 8332 PAGE 346

THIS INSTRUMENT WAS PREPARED BY

M. Thomas Taylor, Jr., Attorney, 339 Main Street, Franklin, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Fred M. Medwedeff	same	178-00-0 009
(NAME)	(NAME)	
	4119 Nesbitt Cove, 96 C	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Franklin, TN 37064	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (P O ZIP)	

FOR AND IN 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, the heirs of the Estate of Olivia Groves Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred M. Medwedeff

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:

See Attached Legal Description.

Being a portion of the property conveyed to Johney Groves and wife, Olivia Groves by deed of record in Book 1515, Page 188, Register's Office of Davidson County, Tennessee. The said Johney Groves is now deceased and was survived by Olivia Groves who is now also deceased.

Subject to the following restrictions:

5814 04/18 0101 03CHECK 514.60

1. No mobile or modular homes.
2. No fowl or swine within 1000 feet of any public road.
3. Grantee is not to cut any marketable timber, marketable timber being defined as timber 18 inches in diameter and 1 foot from the ground until the note is paid off.
4. Grantee is not to tear down the barn until the note is paid in full.

unimproved ( )
This is improved ( ) 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 our hand s this 11th day of April, 19 91

Faye Groves Atty in fact for Kenneth Groves
Kenneth Groves
by Faye Groves, POA
in Book 8328, Page 383,
Register's Office of
Davidson County, Tenn.

Wayne Groves

Fred Cunningham

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned Notary Public, Kenneth Groves by Faye Groves, POA; Wayne Groves and Fred Cunningham

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11 day of April, 19 91

Commission expires 8/23/94

Leighanne Sailors
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Prepared by:

PROPERTY DESCRIPTION
CUNNINGHAM ESTATE
TRACT 5

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follow:

Beginning at an iron pin found in the easterly right-of-way line of State Highway 96 at the northwest corner of that parcel of land conveyed to Joe E. Clifton Et Ux of record in Deed Book 4764, Page 152, R.O.D.C., Tennessee;

Thence, with the easterly right-of-way line of State Highway 96, N 01° 57' 00" E, 75.88 feet;

Thence, with said right-of-way, N 07° 31' 00" W, 771.39 feet;

Thence, with said right-of-way, N 34° 47' 00" E, 228.32 feet to a concrete monument found;

Thence, with said right-of-way, N 35° 15' 00" W, 20.00 feet to a point in the center line of Old Harding Road;

Thence, with the center line of said road, N 33° 12' 07" E, 312.56 feet;

Thence, with the center line of said road, N 26° 38' 53" E, 61.55 feet;

Thence, with the center line of said road, N 13° 05' 09" E, 63.27 feet;

Thence, with the southerly line of the South Harpeth Church Of Christ, N 60° 25' 18" E, 174.13 feet;

Thence, with the southerly line of the South Harpeth Church Of Christ, N 33° 17' 51" E, 265.00 feet;

Thence, crossing the South Harpeth River, N 82° 36' 05" E, 411.23 feet to a point in a rock wall;

Thence, with said rock wall, N 82° 20' 21" E, 351.00 feet;

Thence, with said rock wall, S 72° 41' 24" E, 511.50 feet to an iron pin set;

Thence, with a common line of that parcel of land conveyed to W. C. Adams of record in Deed Book 7065, Page 193, R.O.D.C., Tennessee, S 13° 10' 56" E, 390.18 feet to a point in a rock bluff;

Thence, with a common line of said conveyance to Adams, S 38° 25' 32" E, 610.50 feet to an iron pin found;

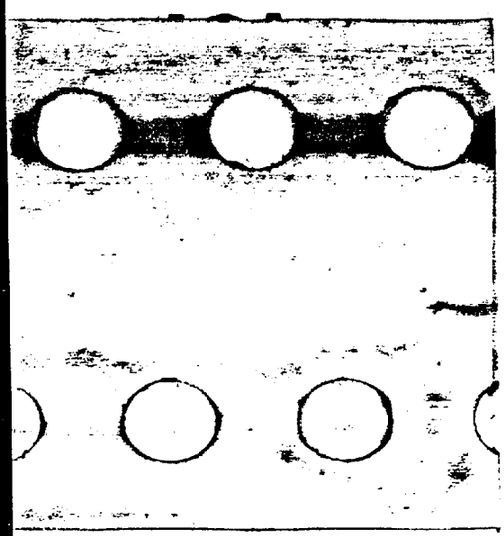
IDENTIF. REFERENCE
07443
NOV 19 [illegible] '91
DAVIDSON COUNTY, TN.

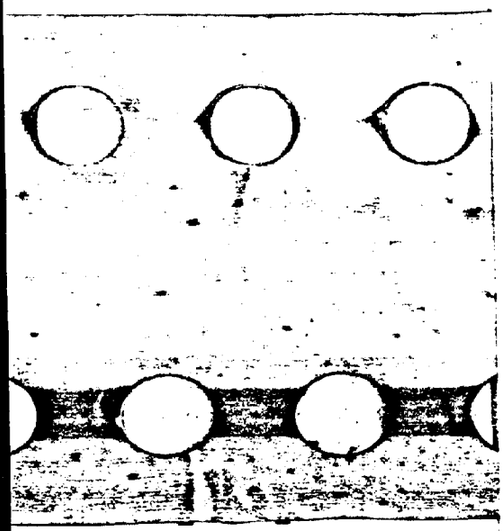
Thence, with the southerly line of that parcel of land conveyed to Charles Y. Morrison of record in Deed Book 5747, Page 810, R.O.D.C., Tennessee, S 68° 40' 32" E, 559.04 feet to an iron pin found;

Thence, with the westerly line of that parcel of land conveyed to Thomas Sharp of record in Deed Book 7159, Page 875, R.O.D.C., Tennessee, S 03° 38' 35" W, 702.92 feet to an iron pin found;

Thence, with the northerly line of that parcel of land conveyed to Francis R. Toline of record in Deed Book 7256, Page 818, R.O.D.C., Tennessee and the northerly line of the aforesaid conveyance to Clifton, N 88° 12' 09" W, 2720.24 feet to the point of beginning and containing 91.647 acres of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being a part of the land conveyed to Olivia Groves Cunningham of record in Deed Book 1515, Page 188, R.O.D.C., Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8332 PAGE 350

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 152000.00
CON TX 501.60
PRFEE 1.00
~~MTGFEE 12.00~~
~~TOTAL 514.60~~
CHECK 514.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/91 01 08:39 0001 5814

07443

IDENTIF. REFERENCE

APR 18 8 38 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 413852