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STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

+ Fred Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 19 91

Notary Public

MY COMMISSION EXPIRES: 8-23-94

(AFFIX SEAL)

MAIL:

THIS INSTRUMENT WAS PREPARED BY

M. Thomas Taylor, Jr.; Attorney at Law; 339 Main St. Franklin, TN 37064
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Fred Cunningham (NAME)	same (NAME)	178-2.00
Hwy 96 West (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn (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, Fred Cunningham, Charles Wayne Groves and Kenneth E. Groves being all of the heirs of the Olivia Beard Cunningham Estate.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Cunningham (single)

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 (Cunningham Tract 2)

Being all of the tract or parcel conveyed to Olivia Groves Cunningham of record in Deed Book 4150, Page 17, R.O.D.C., Tennessee.

187.7 I.

IDENTIFICATION

JUN 3 11 29 AM '91

9736 06/03 0101 03CHECK 138.20

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 this 29 day of May, 19 91

Fred Cunningham

Charles Wayne Groves

Kenneth E. Groves

STATE OF TENNESSEE
County of Williamson

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Personally appeared before me, Fred Cunningham, Charles Wayne Groves and Faye Groves Attorney in fact for Kenneth E. Groves.

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 29 day of May, 1991.

Commission expires 8-23-94

Leighanne Lawlor
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 2

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

Beginning at a railroad spike found in the center line of Old Harding Road at the southeast corner of that parcel of land conveyed to Donald W. Hite Et Ux of record in Deed Book 6399, Page 926, R.O.D.C., Tennessee;

Thence, with the center line of Old Harding Road, S 16° 48' 58" E, 144.10 feet;

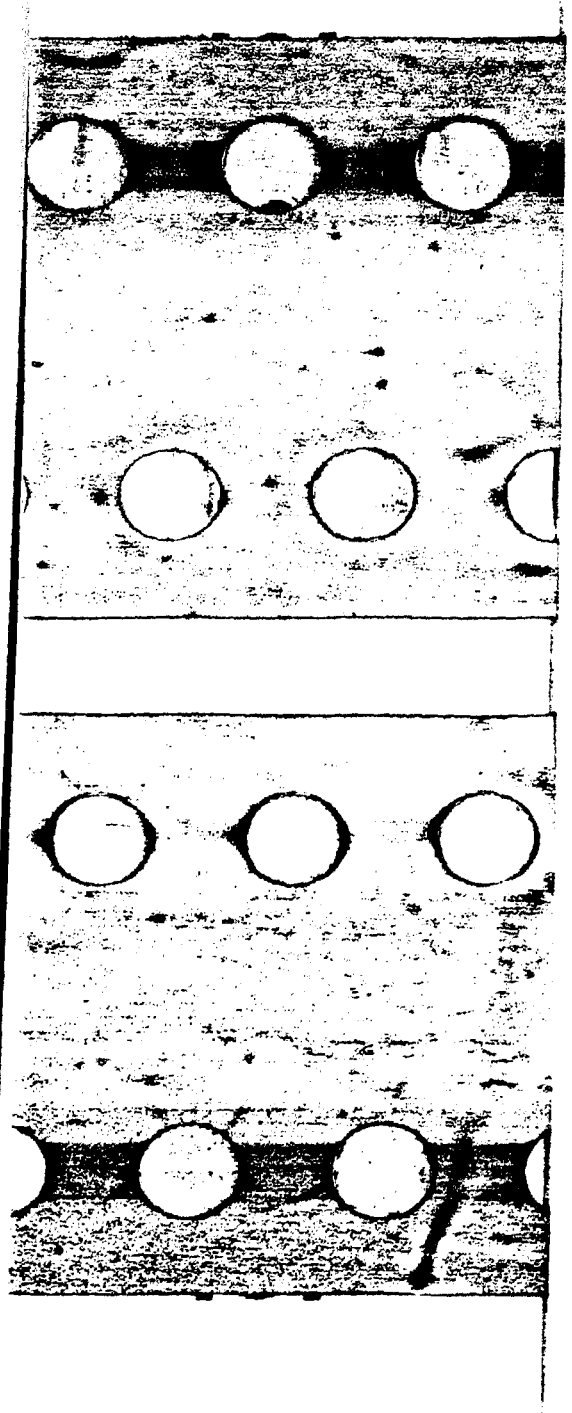
Thence, with the center line of Old Harding Road, S 00° 04' 19" W, 73.45 feet to a P.K. nail set;

Thence, with a common line of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 1515, Page 188, R.O.D.C., Tennessee, N 81° 25' 13" W, 322.72 feet to an iron pin set;

Thence, with a common line of said conveyance to Groves, N 00° 04' 41" E, 183.50 feet to an iron pin set;

Thence, with the southerly line of said conveyance to Hite, S 85° 49' 41" E, 278.50 feet to the point of beginning and containing 1.372 acres according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being all of the land conveyed to Olivia Groves Cunningham of record in Deed Book 4150, Page 17, R.O.D.C., Tennessee.



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	5400.00
CON TX	178.20
PRFEE	1.00
MDEED	9.00
TOTAL	188.20
CHECK	188.20

06/03/91 01 11:30 0001 9766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18771.

IDENTIFICATION REFERENCE

JUN 3 11 29 AM '91

No. 426853