Box 1

BOOK 8380 PAGE 474

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,327.17

x Clifton L. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Clifton L. Cunningham (NAME)	Farm & Home Savings Association (NAME)	161-10-D-A
5328 Village Way (STREET ADDRESS OR ROUTE NUMBER)	221 West Cherry (STREET ADDRESS)	43.00 CO
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nevada, Missouri 64772-1893 (CITY) (STATE) (ZIP)	6DU 80153

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, Richard B. Ryding and wife, Bonnie R. Ryding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton L. Cunningham and wife, Betty A. 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 Davidson County, Tennessee, being Lot No. 62 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard B. Ryding and wife, Bonnie R. Ryding by deed of record in Book 6395, Page 730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Sears Mortgage Corporation of record in Book 7897, Page 872, and assigned to Farm & Home Savings Association said Register's Office with a present unpaid balance of approximately $81,927.17, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ( )
This is improved (X) property, known as 5328 Village Way, Nashville, TN 37211
(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 seised 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 20th day of June, 19 91

Richard B. Ryding

Bonnie R. Ryding

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard B. Ryding and wife, Bonnie R. Ryding

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 Antioch, Tennessee, this 26th day of June, 19 91.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

246226

INDENTIFICATION REFERENCE

JUN 21 2 02 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

293.44 0601 06CHECK 12/90 4095

WARRANTY DEED

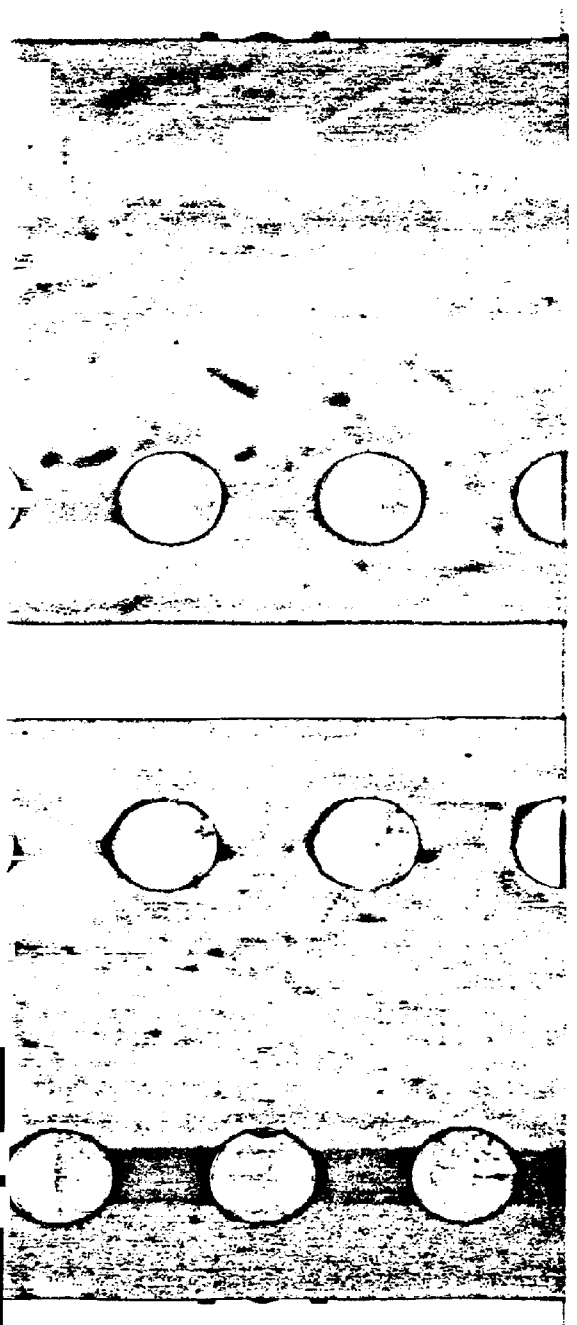
FROM

Richard B. Ryding and wife, Bonnie R. Ryding

TO

Clifton L. Cunningham and wife, Betty A. Cunningham

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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 86827.17
CON TX 286.44
PRFEE 1.00
WDEED 6.00
TOTAL 293.44
CHECK 293.44
06/21/91 01 14:03 0001 6607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24626.

IDENTIFICATION REFERENCE

JUN 21 2 02 PM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 433612