Box 53

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES J. PASKINS	SAME	P/O MAP 11
(NAME:) 6485 Dogwood Dr.	(NAME:)	PARCEL 31
(STREET ADDRESS OR ROUTE NUMBER) Greenbrier Tn 37073	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations,

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We, Thomas L. Cunningham and wife, Patricia Ann Cunningham

have bargained and sold, and by these presents do transfer and convey unto the said James J. Paskins and wife, Barbara S. Paskins,

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, and described as Tract 3 according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, P.O. Box 170, White House, TN 37188, dated February 20, 1990, as follows:

TRACT 3: BEGINNING at an iron pin set at a corner post, corner to Neal E. Dickens, and being the most southwest corner of this tract; thence, with the line of said Dickens, N. 17 deg. 48 min. 31 sec. E. 291.45 feet to an iron pin set, corner to said Dickens; thence, continuing with the line of said Dickens, S. 84 deg. 55 min. 13 sec, E. 415.00 feet to an iron pin set, corner to said Dickens; thence, N. 86 deg. 49 min. 19 sec. E. 583.86 feet to an iron pin set; thence, S. 06 deg. 48 min. 39 sec. W. 272.39 feet to an iron pin set, said point being the most northeast corner of Tract 2 this survey; thence, with the line of said Tract 2, S. 89 deg. 51 min. 23 sec. W. 1053.17 feet to the beginning, containing 6.05 acres more or less.

INCLUDED with the above described Tract 3 is a 50.00 foot right-of-way easement leading from Greer Road to the southerly margin of said tract and bein described as follows: Beginning at a point in the northeasterly margin of Greer Road; thence, with the margin of said road, N. 37 deg. 08 min. 14 sec. W. 55.00 feet to a point in the margin of said road; thence, leaving said road and with the westerly margin of said easement, N. 39 deg. 15 min. 04 sec. E. 380.53 feet, N. 37 deg. 52 min. 27 sec. W. 130.26 feet, N. 39 deg. 18 min. 15 sec. W. 193.46 feet, N. 28 deg. 10 min. 51 sec. E. 185.76 feet, thence N 89 deg. 51' 23" East 50.00 feet, more or less to a point; thence South 18 deg. 51' 46" West 10.00 feet, more or less to a point; thence S. 28 deg. 10 min. 51 sec. W.

CONTINUED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 17,750.00

Subscribed and sworn to before me, this the 6th day of August 19 91

Affiant

My commission expires: 1/23/93 (Affix Seal)

Notary Public

156.44 feet, S. 39 deg. 18 min. 15 sec. E. 160.68 feet, S. 37 deg. 52 min. 27 sec. E. 180.80 feet, S. 40 deg. 05 min. 40 sec. W. 431.14 feet to the point of beginning.

Also the above described Tract 3 is SUBJECT TO a 50 foot right-of-way easement along the westerly portion of said tract and being further described as follows: Beginning at an iron pin, said point being the same beginning point for Tract 4 according to the aforesaid survey, and with the southerly line of said Tract 4, N 86 deg. 49 min. 19 sec. E. 88.95 feet to a point; thence with the easterly margin of said easement, S. 52 deg. 37 min. 12 sec. W. 92.99 feet, N. 84 deg. 55 min. 13 sec. W. 198.23 feet, S. 82 deg. 01 min. 45 sec. W. 128.15 feet, S. 42 deg. 47 min. 22 sec. W. 34.75 feet, S. 09 deg. 48 min. 00 sec. W. 107.71 feet, S 18. deg. 51 min. 46 sec. W. 62.97 feet, more or less to point; thence S. 89 deg. 51 min. 23 sec. W. 50.00 feet, more or less to a point; thence N. 18 deg. 51 min. 46 sec. E. 654.93 feet, N. 9 deg. 48 min. 00 sec. E. 118.56 feet, N. 42 deg. 47 min. 22 sec. E. 67.38 feet, N. 82 deg. 01 min. 45 sec. E. 151.69 feet, S. 84 deg. 55 min. 13 sec. E. 184.53 feet to the beginning.

Being a portion of the same property conveyed to THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM by deed of record in Book 7604, page 678, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1) No residence shall be erected on the property containing less than an area of twelve hundred (1,200) square feet, exclusive of open porches, garages, and carports, and shall have no block exposed.

2) No timber or dirt shall be removed from the property for a period of five (5) years from date hereof.

3) No trailer, basement, tent, shack, barn or other outbuildings shall be erected or moved onto said property and/or used as a residence, temporarily or permanently.

4) No junk vehicles shall be kept on said property. No commercial swine or poultry. No trash, garbage or other waste, except in sanitary containers.

This is unimproved (X) improved ( ) property, known as Tract 3, Greer Road, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

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.*

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 *hand*s *this* 6th *day of* August, *19*91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Cunningham
THOMAS L. CUNNINGHAM

Patricia Ann Cunningham
PATRICIA ANN CUNNINGHAM

James J. Paskins
JAMES J. PASKINS

Barbara S. Paskins
BARBARA S. PASKINS

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* THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM, JAMES J. PASKINS AND WIFE, BARBARA S. PASKINS

the bargainor....., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville *, Tennessee, this* 6th *day of* August *, 19* 91 *.*

Carolyn Duff *, Notary Public.*

Commission Expires 1/23/93

STATE OF .....
COUNTY OF .....

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

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

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

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ....of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19 ..... .

Notary Public

Commission Expires .....

37.7.6

Aug 8 10 39 AM '91

3046 08/08 0101 03CHECK 75.49

Prepared By:
East End Title & Escrow
405 Two Mile Pk.
Goodlettsville TN
37072

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17750.00
CON TX 65.49
PRFEE 1.00
WDEED 9.00
TOTAL 75.49
CHECK 75.49

08/08/91 01 10:41 0001 2046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.7.68

IDENTIFICATION

AUG 8 10 40 AM '91

No. 448614