This Instrument Prepared By:
Corbett, Crockett & Fleming
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

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| NEW OWNER | SEND TAX BILL: | MAP-PARCEL NO. |
|---|---|---|
| Thomas L. Cunningham and Patricia A. Cunningham 4228 Grandville Blvd. Nashville, TN 37209 | Same | Map 32-15 Parcel 37 |

WARRANTY DEED

FOR VALUABLE CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, Janet H. Wilkes, one and the same as Janet L. Hooper, ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Thomas L. Cunningham and wife, Patricia A. Cunningham ("Grantees"), their heirs and assigns, certain real estate (the "Property") located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Grande Villa Subdivision, Section I, of record in Book 4675, Page 30, Register's Office for said County.
>
> Beginning at a point in the westerly margin of Grandville Boulevard, being on the common boundary of Lots 21 and 22; thence northerly along said margin, 129.83 feet to a point; thence around a curve to the left, 39.93 feet to a point in the southerly margin of Bellavista Boulevard; thence along said margin, 297.86 feet to a point on the common boundary of Lots 21 and 20; thence along said common boundary 122.31 feet to a point on the common boundary between Lots 21 and 22; thence along the common boundary of Lots 21 and 22, 288.42 feet to the point of beginning.
>
> Being the same property conveyed to Janet L. Hooper, one and the same as Janet H. Wilkes, by deed from Colony Homes, Inc. of record in Book 4903, Page 219, re-recorded in Book 5055, Page 530, Register's Office of Davidson County, Tennessee. The description herein is taken from the prior deed.

This is improved property known as 4228 Grandville Blvd. Nashville, TN.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 1991 real property taxes which are prorated and assumed by Grantees.

(2) Restrictive Covenants contained in an instrument of record in Book 4750, Page 533, Register's Office for Davidson County, Tennessee.

(3) Subject to all matters shown on the Plan of record in Book 4675, Page 30, in said Register's Office, including an owner's certificate, a 40 foot setback line from Bellavista Boulevard, a 160 foot setback line from Grandville Boulevard, a 10 foot public utility and drainage easement along the westerly boundary, an overhang easement on the northeast corner, and 5 x 30 foot anchor easement on the northwest and southeast corner of the lot.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees their heirs and assigns, against the lawful claims of all persons whomsoever.

Terry E. Wilkes, husband of Grantor, joins in this conveyance for the purpose of releasing and conveying any interest he may have in the said Property.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 12 day of August, 1991.

Janet H. Wilkes

Terry E. Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Debbie D Vess, of this county, Janet H. Wilkes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12 day of August, 1991.

Notary Public

My Commission Expires: 10/9/91

3854.9

TENNESSEE REFERENCE

AUG 12 1 53 PM '91

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dellie J Vinson, of this county, Terry E. Wilkes, the within named 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, at office, this 6th day of August, 1991.

Dellie J Vinson
Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Thomas L. Cunningham
Affiant

Sworn to and subscribed before me this 6th day of August, 1991.

Dellie J Vinson
Notary Public

My Commission Expires: 10/9/91

2966 95/12 0101 03CHECK 343.00

**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 90000.00 |
| | | | | CON TX 333.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 343.00 |
| | | | | CHECK 343.00 |
| 08/12/91 | 01 | 13:55 | 0001 | 2966 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3854.9

FIRST TENNESSEE

AUG 12 1 53 PM '91

No. 449525