THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8640 PAGE 1

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael P. Cunningham, et ux ~~1818 Baker Road~~ 404 S. Main St. Goodlettsville, TN 37072	Same as New Owner	Map Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LEO CURTIS GREER, JR. a/k/a CURT GREER and wife, KRISTI THORNTON GREER a/k/a KRISTI GREER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MICHAEL P. CUNNINGHAM and wife, KELLYE R. CUNNINGHAM, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Leo Curtis Greer Subdivision Plan of record in Book 7900, page 320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being a part of the same property conveyed to Curt Greer and wife, Kristi Greer by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman of record in Book 6881, page 945, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Leo Curtis Greer, Jr. and wife, Kristi Thornton Greer, by deed from A. J. Galbreath and wife, Margaret Galbreath of record in Book 7581, page 583, Register's Office for Davidson County, Tennessee.

The foregoing described was prepared from a survey dated September 17th, 1991, by Jack L. Head, Registered Land Surveyors, No. 670.

The current mailing address for said property is: Tract No. 1, Lickton Pike, Goodlettsville, Tennessee, 37072.

LEO CURTIS GREER, JR. and CURT GREER, being one and the same person.

KRISTI THORNTON GREER and KRISTI GREER, being one and the same person.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid by the GRANTEES, in full, when due.

2. Subject to a 5-foot reserved area for future right-of-way expansion for Lickton Pike.

3. Subject to that part of the property which lies within the flood zone as shown on the Plan of record in Book 7900, page 320, said Register's Office.

4. Subject to restrictive covenants contained in instrument of record in Book 6881, page 945, said Register's Office.

5. Subject to any and all matters as they may appear on the Plan of record in Book 7900, page 320, said Register's Office.

6. Subject to an Easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable.

7. Subject to Easement for right of way granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

And WE, the GRANTORS, 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 hands on this the 1st day of June, 1992.

"GRANTORS"

Leo Curtis Greer Jr.
LEO CURTIS GREER, JR. a/k/a CURT GREER

Kristi Thornton Greer
KRISTI THORNTON GREER a/k/a KRISTI GREER

"GRANTEES"

Michael P. Cunningham
MICHAEL P. CUNNINGHAM

Kellye R. Cunningham
KELLYE R. CUNNINGHAM

6661 06/02 0101 03CHECK 297.45

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEO CURTIS GREER, JR. a/k/a CURT GREER and wife, KRISTI THORNTON GREER a/k/a KRISTI GREER, and MICHAEL P. CUNNINGHAM and wife, KELLYE R. CUNNINGHAM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAIL ENV.

RECEIVED
DAVIDSON COUNTY TN.
WILSON LITTLE REGISTER
92 JUN 2 8 59 AM

IDENTIF. REFERENCE
1:5228.

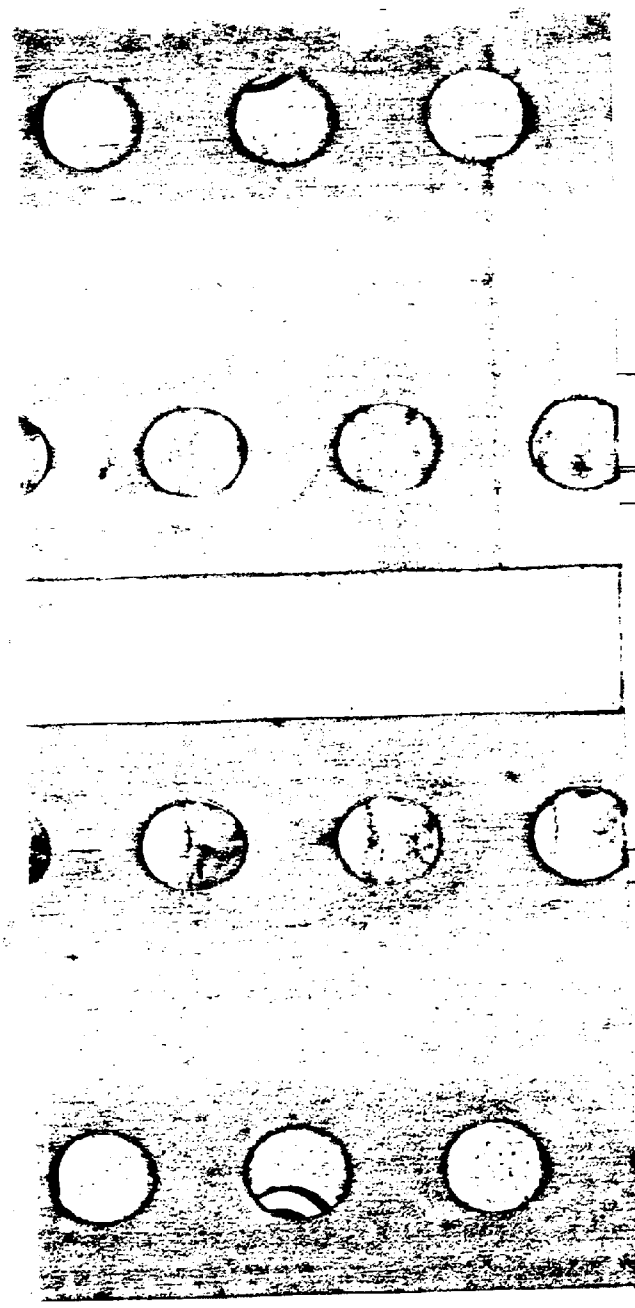
The actual consideration or value, whichever is greater, for this transfer is $78,500.00.

Affiant

Sworn to and subscribed before me, this the 1st day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8640 PAGE 3

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 6.00
TOTAL 297.45
CHECK 297.45
06/02/92 01 08:56 0001 6661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 5228

IDENTIF. REFERENCE

JUN 2 8 59 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536466