THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

Box 53

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RONALD A. PHIPPS (NAME) | SAME (NAME) | PART OF |
| 328 Cumberland Ave (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | MAP 11 |
| Madison TN 37115 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PARCEL 31 |

*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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24252

IDENTIF. REFERENCE

Jun 1 11 09 AM '92

1537 07/01 0101 03CHECK 79.60

We, THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM

.....*have bargained and sold, and by these presents do transfer and convey unto the said* .....RONALD A.PHIPPS.....
.....bis..... *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 described as Tract No. 7 on the unrecorded survey of Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated February 20, 1990, as follows:

TRACT NO. 7: BEGINNING at a point which is N 86 deg. 49' 19" E, 31.58 feet, S 57 deg. 16' 47" E, 89.73 feet, and around a curve having a radius of 50.0' and a distance of 104.72 feet from the southeast corner of a tract of land conveyed to Joseph A. Towers, IV and wife, Cynthia C. Towers, by deed of record in Book 8333, page 569, Register's Office for Davidson County, Tennessee, to the POINT OF BEGINNING, thence with a curve having a radius of 50.0' and a distance of 52.36 feet, thence S 57 deg. 16' 42" E, 25.34 feet, S 3 deg. 31' 21" E, 462.75 feet, thence S 44 deg. 48' 34" E, 229.21 feet, thence S 82 deg. 08' 07" E, 453.08 feet, thence S 09 deg. 36' 30" W, 639.69 feet, thence N 84 deg. 48' 43" W, 505.92 feet, thence N 3 deg. 31' 21" W, 1245.45 feet to the point of beginning containing 9.64 acres, more or less.

INCLUDED in this conveyance is the Grantors rights of ingress, egress and regress contained in an Easement for Ingress, Egress and Regress, and Utilities and Agreement for Maintenance of Easement of record in Book 8429, page 468, and re-recorded in Book 8433, page 379, Register's Office for Davidson County, Tennessee.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 29th day of June 19 92

Affiant

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

Notary Public

Further this conveyance is made SUBJECT TO the easement for utilities and agreement to maintain as set forth in the aforesaid Easement for Ingress, Egress and Regress, and Utilities and Agreement for Maintenance of Easement of record in Book 8429, page 468, and re-recorded in Book 8433, page 379, Register's Office for Davidson County, Tennessee.

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 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 (XX) improved ( ) property, known as Tract 7, 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* Grantee, his *heirs and assigns, forever.*

*And* we *do covenant with the said* Grantee *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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand*s *this* 29th *day of* June, *19*92, *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

RONALD A. PHIPPS

Ronald A. Phipps

*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 AND RONALD A. PHIPPS

*the bargainor..s.., 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* 29th *day of* June, *19* 92.

*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*

*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.....*

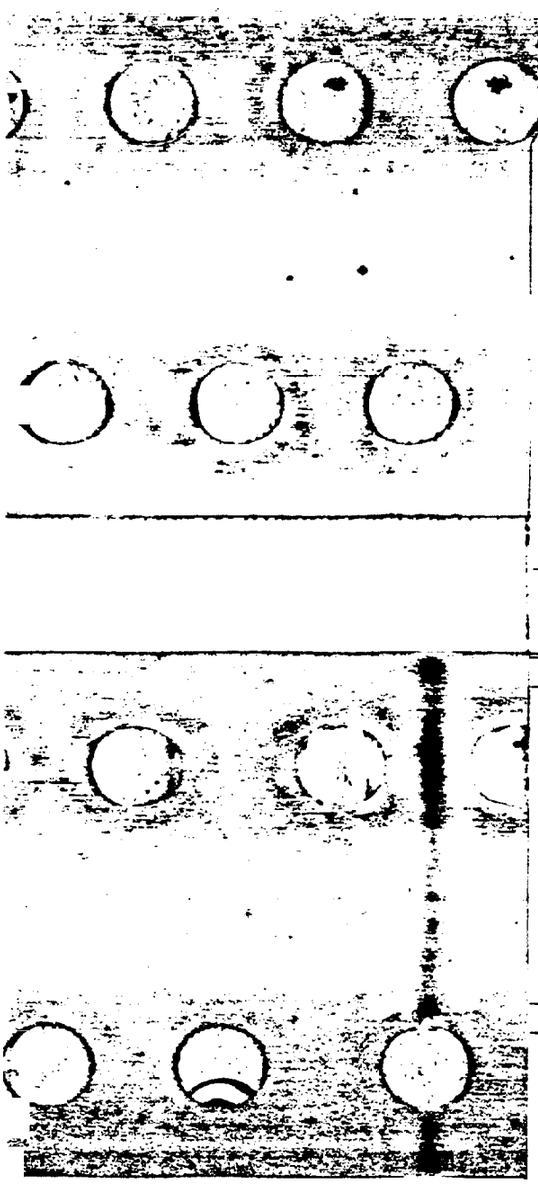
*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*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.....*



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

RECEIVED OF _____

FOR _____

BOOK 8665 PAGE 933

| | | |
|---|---|---|
| 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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

07/01/92 01 11:10 0001 1637

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

24252

IDENTIF. REFERENCE

JUL 1 11 09 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

**No.** 546444