THIS INSTRUMENT PREPARED BY: Mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Tommy Cunningham, et ux PO Box 282 Goodlettsville, Tn. 37070-0282	Same as New Owner	Map 33 Parcel 205 ID# GO 20372

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, OLD STONE BANK OF NORTH CAROLINA, (formerly known as Fidelity Service Corporation) hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto TOMMY CUNNINGHAM and wife, PAT 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:

LOT 5, SECTION TWO, RIVERGATE ACRES: A tract of land lying in the City of Goodlettsville, Davidson County, Tennessee, being all of Lot 5 on the Plat of Section Two, Rivergate Acres Limited, as of record in Plat Book 6250, page 206, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin on the south right-of-way line of Dry Creek Road, 521 feet, more or less, measured along said south right-of-way line, from the east right-of-way line of Dickerson Pike (U. S. Highway 41 and 31W), said iron pin also marks the northwest corner of said Lot 5; thence, with the south right-of-way line of said Dry Creek Road, easterly along a curve to the left, having a delta angle of 29 deg. 33 min. 52 sec., a radius of 602.96 feet, and a chord of North 89 deg. 36 min. 30 sec. East 307.68 feet, an arc distance of 311.13 feet to an iron pin set at the point of tangency; thence, continuing with the south right-of-way line of said Dry Creek Road, North 74 deg. 49 min. 34 sec. East a distance of 782.94 feet to an iron pin set at the point of curvature of the following tangent curve; thence, continuing with the south right-of-way line of said Dry Creek Road, northeasterly along a curve to the left, having a delta angel of 16 deg. 12 min. 09 sec., a radius of 984.93 feet, and a chord of North 66 deg. 43 min. 29 sec. East 277.60 feet, an arc distance of 278.52 feet to an iron pin set at the point of tangency; thence, continuing with the south right of way line of said Dry Creek Road, North 58 deg. 37 min. 25 sec. East a distance of 46.64 feet to an existing iron pin at the northernmost corner common to Lot 5 and Lot 7 of said Section Two, Rivergate Acres; thence, with the west line of said Lot 7, South 10 deg. 30 min. 00 sec. West a distance of 248.99 feet to an iron pin set; thence continuing with the west line of said Lot 7, South 24 deg. 03 min. 15 sec. East a distance of 411.53 feet to an existing iron pin on the northwest right-of-way line of a 50 foot wide access road adjoining Interstate 65; thence with the northwest right-of-way line of said access road, South 38 deg. 33 min. 31 sec. West a distance of 480.83 feet to an iron pin set at the northeast corner of the land of Space Port U.S.A., Inc. as of record in Deed Book 8277, page 667, Register's Office for Davidson County, Tennessee; thence with the north line of said Space Port land, South 76 deg. 48 min. 13 sec. West a distance of 344.77 feet to an existing iron pin; thence continuing with the north line of said Space Port land, South 76 deg. 29 min. 47 sec. West a distance of 462.67 feet to an existing iron pin marking the northwest corner of said Space Port land; thence with the west line of said Space Port land, South 16 deg. 22 min. 12 sec. East a distance of 515.79 feet to an existing iron pin on the northwest right-of-way line of said Interstate 65 (controlled access); thence with the northwest right-of-way line of said Interstate 65, South 41 deg. 48 min. 57 sec. West a distance of 84.38 feet to an existing P.K. nail at the east corner of the land of Sam Martz, et ux, as of record in Deed Book 6457, page 639, Register's Office for Davidson County, Tennessee, said P.K. nail also being in the center of Dry Creek; thence with the northeast line of said Martz land and with the center of said Dry Creek the following 9 calls: North 53 deg.

54 min. 56 sec. West a distance of 41.76 feet to an existing P.K. nail; North 60 deg. 36 min. 09 sec. West a distance of 214.13 feet to an existing P.K. nail; North 25 deg. 01 min. 16 sec. West a distance of 68.76 feet to an existing P.K. nail; North 4 deg. 41 min. 46 sec. East a distance of 51.13 feet to an existing P.K. nail; North 32 deg. 10 min. 10 sec. West a distance of 221.42 feet to an existing P.K. nail; North 40 deg. 41 min. 51 sec. West a distance of 414.70 feet to an existing P.K. nail; North 52 deg. 40 min. 08 sec. West a distance of 104.35 feet to an existing P.K. nail; North 33 deg. 37 min. 08 sec. West a distance of 108.75 feet to an existing P.K. nail; North 1 deg. 37 min. 47 sec. East a distance of 46.48 feet to an existing P.K. nail at the southeast corner of Lot 3 on the final plat of Section One, Rivergate Acres Limited, as of record in Plat Book 6250, page 205, Register's Office for Davidson County, Tennessee; thence leaving the northeast line of said Martz land and the center of said Dry Creek, and with the east line of said Lot 3, North 32 deg. 36 min. 07 sec. East a distance of 540.10 feet to the point of beginning, containing 1,462,279 square feet or 33.569 acres, more or less.

The above description was prepared using a survey titled "Boundary Survey Lot 5 and Lot 6 Rivergate Acres" by Ragan-Smith-Associates, Inc. dated June 19, 1992, Job No. 92-039, work order 3868, and certified by Marshall H. Ragan, Tennessee RLS 332.

BEING a part of the same property conveyed to Fidelity Service Corporation, by deed from Michael J. Vaughn, an individual, and The Woods Children's Trust, of record in Book 7584, page 23, Register's Office for Davidson County, Tennessee. Fidelity Service Corporation is now known as Old Stone Bank of North Carolina.

This is unimproved property known as Lot #5, Section Two, Rivergate Acres, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

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

2. Subject to the Plan of record in Book 6250, page 206, said Register's Office.

3. Subject to an Easement for transmission line granted to United States of America of record in Book 1153, page 652, Book 3223, page 325 and Book 3223, page 327, said Register's Office.

4. Subject to an Easement for sanitary sewers of record in Book 4472, page 271, Book 4805, page 797 and Book 5083, page 272, said Register's Office.

5. Subject to a Non-exclusive Easement for ingress and egress executed by Neely Mortgage co. to Sam Martz, et ux, Valda Martz, of record in Book 6448, page 60, said Register's Office.

And the GRANTOR, does further covenant and itself, its successors and assigns, 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 24th day of July, 1992.

"GRANTOR"

Old Stone Bank of North Carolina

BY: _____
STEVE YOUNG, SENIOR VICE-PRESIDENT

"GRANTEES"

_____
TOMMY CUNNINGHAM

_____
PAT CUNNINGHAM

STATE OF NORTH CAROLINA }
COUNTY OF Guilford }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE YOUNG, with whom I am personally acquainted and who acknowledged himself to be the Senior Vice-President of Old Stone Bank of North Carolina, the bargainor, and as such Senior Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Old Stone Bank of North Carolina by himself as Senior Vice-President.

WITNESS my hand and official seal, this the 24th day of July, 1992.

E. GAY McSEE
NOTARY PUBLIC
DAVIDSON COUNTY, NC
Commission expires Sept. 23, 1995

E Gay McSee
NOTARY PUBLIC

My Commission Expires: Sept 23, 1995

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLD TOMMY CUNNINGHAM and wife, PAT 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 24th day of July, 1992.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Tommy Cunningham
Affiant

Sworn to and subscribed before me, this the 24th day of July, 1992.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

0456 07/30 0101 03CHECK 397.80

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IDENTIF. TREFERENCE

JUL 30 8 50 AM '92

FELIX [illegible] VAN LINEGISTER
DAVIDSON COUNTY TN.

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

RECEIVED OF _____

FOR _____

BOOK 8687 PAGE 801

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 104000.00
CON TX 384.80
PRFEE 1.00
WDEED 12.00
TOTAL 397.80
CHECK 397.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0456

31926

IDENTIF. REFERENCE

JUL 30 8 50 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 555118