BOOK 9423 PAGE 465

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Kenneth C. Cunningham and Mei-Jiuang Cunningham
1119 Mary Evelyn Court
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Real Estate Financing, Inc.
P. O. Box 669
Montgomery, AL 36101-0669

MAP AND PARCEL:
MAP 150-02
PARCEL 444
2DX-03349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Warren E. Bair and wife, Dara K. Bair hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenneth C. Cunningham and wife, Mei-Jiuang Cunningham, as tenants by the entirety, hereinafter called 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. 147-B, Zone Lot Division of Lots 143 through 147, on the Plan of Harbor Gate, Section II, of record in Plat Book 6900, Page 296, amending Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Warren E. Bair and wife, Dara K. Bair, by deed from Brewer & Brewer, Inc. of record in Book 7245, Page 738, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Real Estate Financing, Inc. of record in Book 7245, Page 741, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6366, Page 494, and Plat Book 6900, Page 296, and such easements and setback lines of record in Plat Book 6250, Page 33 and as amended in Book 6900, Page 296, said Register's Office.

This is improved property known as 1119 Mary Evelyn Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth C. Cunningham and wife, Mei-Jiuang Cunningham, their heirs and assigns, forever; and we, Warren E. Bair and wife, Dara K. Bair 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 unless otherwise herein set out; 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of July, 1994.

Warren E. Bair

Warren E. Bair

Dara K. Bair

Dara K. Bair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Warren E. Bair and wife, Dara K. Bair the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1994.

Jane W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,981.82.

Kenneth C. Cummings
AFFIANT

Subscribed and sworn to before me this 29th day of July, 1994.

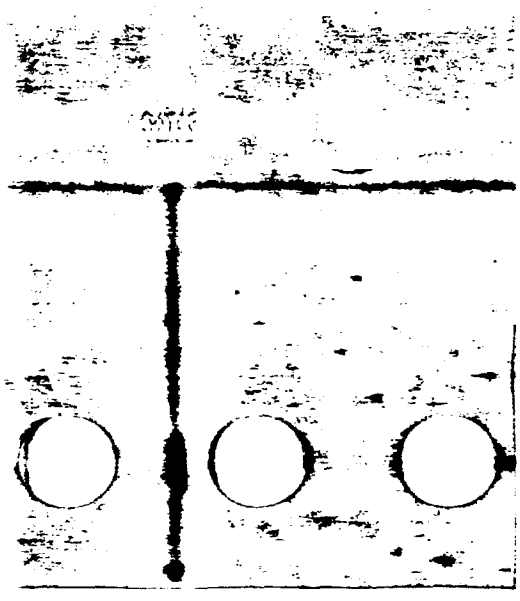
Jane W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

76746
IDENTIF. & REFERENCE

94 AUG -1 PM 2:01
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

3027 08/01 0101 03CHECK 297.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

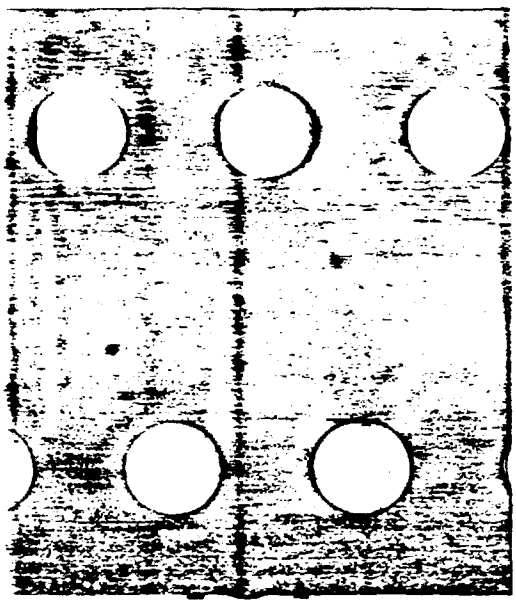
RECEIVED OF _____

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



76746
IDENTIF. & REFERENCE

94 AUG -1 PM 2:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CAMT	77981.82
CON TX	288.60
BANK	1.00
WDEED	8.00
TOTAL	297.60
CHECK	297.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/94 01 14:01 0001 3027

No. 819567