BOOK 9533 PG 85

Buy 41

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. D. Eatherly	Same	MAP 33
(NAME)	(NAME)	
1500 Clinton Street		PARCEL 205
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tommy Cunningham and wife, Pat Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. Eatherly

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:

Land lying in the Second Civil District, Eleventh Councilmanic District of Goodlettsville, Davidson County, Tennessee, further described as Lot 5, according to a survey by James M. Overfelt, R.L.S. Tennessee #1634, of Gresham, Smith and Partners, 3310 West End Avenue, Nashville, TN 37203, dated November 11, 1994, described as being located on the southerly side of Dry Creek Road, East of Dickerson Pike and being more particularly described as follows:

BEGINNING at an old iron rod in the southerly margin of Dry Creek Road (a 60-foot right-of-way); said iron rod being the northwest corner of the herein described tract and being 532.00 feet, more or less, from the easterly margin of Dickerson Road as measured along the southerly margin of Dry Creek Road; thence with the southerly margin of Dry Creek Road with a curve to the left having a central angle of 29 deg. 33' 52", a radius of 602.96 feet, an arc length of 311.13 feet, and a chord bearing and distance of North 89 deg. 36' 30" East, 307.69 feet to a new iron rod; thence North 74 deg. 49' 34" East, 782.94 feet to a new iron rod; thence with a curve to the left having a central angle of 16 deg. 12' 09", a radius of 984.93 feet, an arc length of 278.53 feet, and a chord bearing and distance of North 66 deg. 43' 29.5" East, 277.60 feet to a new iron rod; thence North 58 deg. 37' 25" East, 46.77 feet to an old iron rod, being the northwest corner of Lot 7, Rivergate Acres Limited, Section Two; thence leaving said southerly margin of Dry Creek Road with the westerly line of said Lot 7 South 10 deg. 29' 42" West, 249.05 feet to an old iron rod; thence south 24 deg. 01' 23" East, 411.38 feet to an old iron rod lying on the westerly margin of a 50-foot wide access road; thence leaving said Lot 7 with said access road south 38 deg. 40' 23" West, 479.45 feet to an old iron rod, lying on the northwesterly line of Spaceport U.S.A.,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot 5, 33.55 acres, Dry Creek Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of November 19 94

Tommy Cunningham

Pat Cunningham

LEGAL DESCRIPTION CONTINUATION

Inc., a Florida Corporation of record in Deed Book 8277, page 667, Register's Office for Davidson County, Tennessee; thence leaving said access road with said Spaceport North 76 deg. 44' 46" East, 344.64 feet to an old iron rod; thence north 76 deg. 19' 11" East, 463.31 feet to an old iron rod; thence south 16 deg. 21' 43" East, 515.79 feet to a new iron rod lying on the westerly margin of Interstate 65, Federal Aid Project #I-65-3(15)88, 1963; thence leaving said Spaceport with said westerly margin of Interstate 65 South 41 deg. 49' 26" West, 84.38 feet to a corner in Sam Tinnin's easterly line as of record in Deed Book 8991, page 331, R.O.D.C., Tennessee, said corner lying at the center of Dry Creek; thence leaving said Interstate 65 with said Tinnin and Dry Creek North 53 deg. 54' 27" West, 41.76 feet; thence north 60 deg. 35' 40" West, 214.13 feet; thence north 25 deg. 00' 47" West, 68.76 feet; thence north 04 deg. 42' 15" East, 51.13 feet; thence north 32 deg. 06' 33" West, 221.18 feet to an old T-Post; thence North 40 deg. 41' 17" West, 414.70 feet; thence north 52 deg. 39' 54" West, 104.30 feet to an old T-Post; thence north 34 deg. 30' 38" West, 106.26 feet; thence north 01 deg. 32' 05" East, 49.48 feet to the southerly line of Lot 3, Section One, Rivergate Acres of record in Plat Book 6250, page 205, R.O.D.C., Tennessee; thence leaving said Dry Creek with the easterly line of said Lot 3 north 32 deg. 34' 03" East, passing at 100.00 feet a new iron rod as a witness corner in all a total of 540.06 feet to the point of beginning, and containing 33.55 acres, more or less.

Being the same property conveyed to Tommy Cunningham and wife, Pat Cunningham, by Deed of record in Book 8687, page 798, Register's Office for Davidson County, Tennessee.

TOMMY CUNNINGHAM

PAT CUNNINGHAM

STATE OF TENNESSEE

BOOK 9533 PG 87

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Cunningham and wife, Pat Cunningham

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 23rd day of November 19 94

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

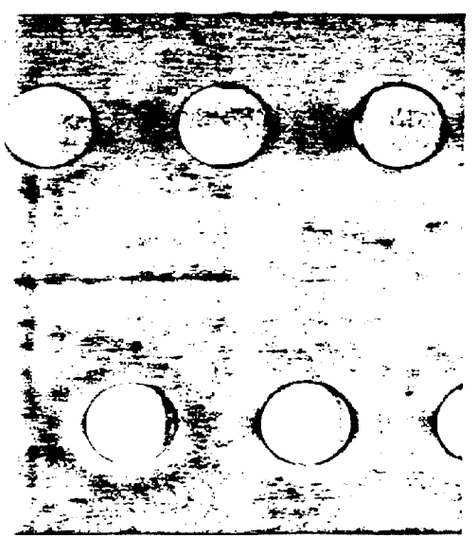
8444 11/30 0101 03CHECK 1326.50

13000

IDENTIFICATION REFERENCE

30 PM 2:34

REGISTER



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

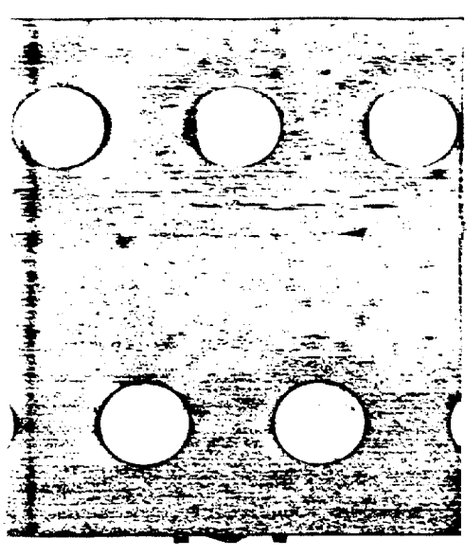
RECEIVED OF _____

FOR _____

Book 9533 PG 88

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 355000.00
CON TX 1313.50
PRFEE 1.00
WDEED 12.00
TOTAL 1326.50
CHECK 1326.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/74 01 14:35 0001 8444

.13000
IDENTIFICATION REFERENCE

FILED NOV 30 PM 2:34

REGISTER
DAVIDSON COUNTY, TN.

No. 858472