BOOK 9567 PG 103

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Thomas L Cunningham

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 1994.

Diana Lee Bartlett

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-28-98

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS L. CUNNINGHAM, III P.O. Box 282 Goodlettsville, Tn. 37070	NEW OWNER	7-14 26

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAM GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE

WILFORD E. BAILEY AND WIFE, PHYLLIS ANN BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND C UNTO

THOMAS L. CUNNINGHAM, III

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:

23865
IDENTIF. & REFERENCE

95 JAN -9 AM 10:49
REGISTER
DAVIDSON COUNTY, TN.

"SEE ATTACHED, EXHIBIT A"

This is unimproved property known as: LOT 141 OF GRIZZARD MANOR AKA 1428 SPRINGFIELD HIGHWAY, 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 30TH day of DECEMBER, 1994.

Wilford E Bailey
WILFORD E. BAILEY

Phyllis Ann Bailey
PHYLLIS ANN BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WILFORD E. BAILEY AND WIFE, PHYLLIS ANN BAILEY, 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 30TH day of DECEMBER, 1994.

NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

EXHIBIT "A"

LAND IN THE 2ND, FORMERLY THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 141 ON THE PLAN OF GRIZZARD MANOR, SECTION 6, AS OF RECORD IN BOOK 5200, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

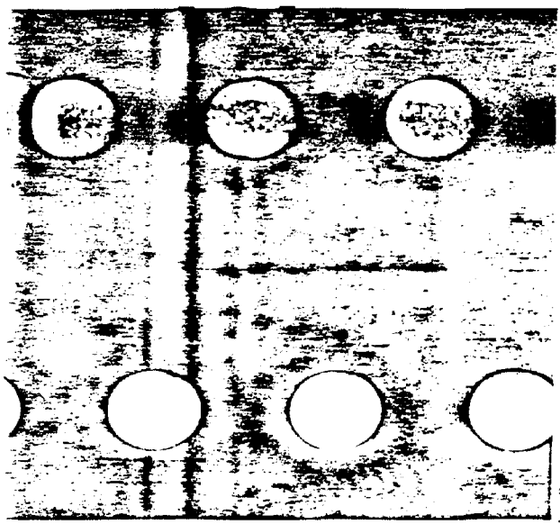
BEING THE SAME PROPERTY CONVEYED TO JOHN PAUL PEAY AND WIFE, LOTTIE M. PEAY, BY DEED FROM GOODLETTSVILLE DEVELOPMENT COMPANY, A TENNESSEE CORPORATION, OF RECORD IN BOOK 5421, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTED IN WILFORD E. BAILEY AND WIFE, PHYLLIS ANN BAILEY, BY LAST WILL AND TESTAMENT OF LOTTIE M. PEAY, OF RECORD IN WILL BOOK 183, PAGE 545, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN PAUL PEAY HAVING SINCE DIED.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PARCEL OF LAND; AS CONVEYED BY DEED OF RECORD IN BOOK 6121, PAGE 684, SAID REGISTER'S OFFICE.

PARCEL NO. 1 - BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE JOHN PAUL PEAY ETUX TRACT SAID POINT BEING ON THE PRESENT SOUTHWEST RIGHT OF WAY LINE OF SR 11 AND BEING 35 FEET MORE OR LESS LEFT AT PAPER LOCATED STATION 162+78 MORE OR LESS ON HIGHWAY PROJECT 19032-2207-04; THENCE SOUTH 41 DEGREES 11 MINUTES 16 SECONDS WEST 15 FEET MORE OR LESS ALONG PEAY'S SOUTHEAST PROPERTY LINE TO A POINT ON THE PROPOSED SOUTHWEST RIGHT OF WAY LINE OF SR 11 BEING 50 FEET LEFT AT PAPER LOCATED STATION 162+78.16; THENCE NORTH 48 DEGREES 48 MINUTES 44 SECONDS WEST 339.77 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE TO A POINT ON THE SOUTHEAST PROPERTY LINE OF SAM J. DIXON ETUX; THENCE NORTH 17 DEGREES 16 MINUTES 47 SECONDS EAST 18 FEET MORE OR LESS ALONG SAID PROPERTY LINE TO A POINT ON THE PRESENT SOUTHWEST RIGHT OF WAY LINE OF SR 11; THENCE SOUTHEASTWARDLY 350 FEET MORE OR LESS ALONG SAID PRESENT RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND BEING PART OF THE PROPERTY CONVEYED FROM GOODLETTSVILLE DEVELOPMENT COMPANY, INC., TO JOHN PAUL PEAY ETUX OF RECORD IN BOOK 5421, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS HEREBY CONVEYED IN FEE SIMPLE AND THE LIEN FOR PROPERTY TAXES AGAINST THE SAME IS TO BE REMOVED AS PROVIDED FOR IN SECTION 67-404, TENNESSEE CODE ANNOTATED.

0350 01/09 0101 03CHECK 87.00



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

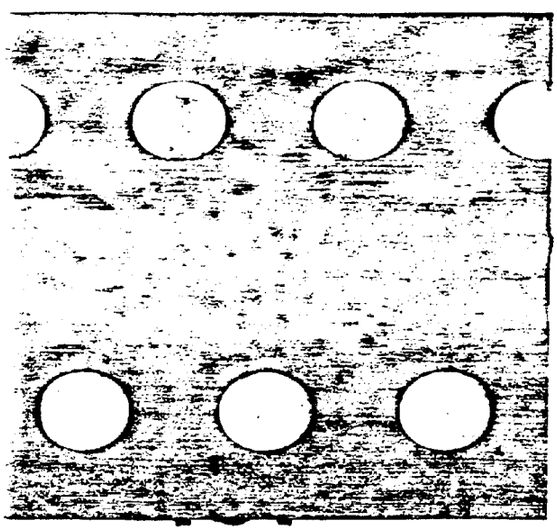
RECEIVED OF _____

FOR _____

BOOK 9567 PG 106

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 20000.00
CON TX 74.00
PRFEE 1.00
MTGFEE 12.00
TOTAL 87.00
CHECK 87.00

01/09/95 01 10:49 0001 0350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23865
IDENTIF. & REFERENCE

95 JAN -9 AM 10:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870211