BOOK 9608PG353

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas L. Cunningham, III 1905 Normele Dr. Goodlettsville, TN 37072	Same as New Owner	Map 18-12 Parcel 62 Field Book GO 01035

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, HARVEY LEE LYNCH and wife, ELLEN STANDARD LYNCH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto THOMAS L. CUNNINGHAM and wife, PATRICIA ANN CUNNINGHAM, III, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

6392 03/02 0101 03CHECK 277.25

LAND in Davidson County, Tennessee, being part of Lot No. 1 on the Subdivision of Mrs. Callie Utley's land at Goodlettsville, described according to a survey by Erle Drake, Surveyor, February 7, 1931, and more particularly described as Parcel A, described according to a survey by James A. Hamilton, Surveyor, August 3, 1956, as follows:

BEGINNING at a point in the westerly margin of the Nashville and Springfield Highway, at the common corner of Tracts Nos. 1 and 3; thence following an old fence line South 84 deg. West 420 feet to a corner post; thence North 27 deg. West 74.4 feet to an iron pin and Parcel B; thence following the southerly line of Parcel B, North 70 deg. 48 min. East 390.88 feet to an iron pin in the westerly margin of said Highway; thence following said Highway South 28 deg. 31 min. East 168 feet to the point of beginning.

BEING the same property conveyed to Harvey Lee Lynch and wife, Ellen Standard, by deed from Fred S. Ramsay and wife, Daisye S. Ramsay, of record in Book 2884, page 105, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 608 N. Main, 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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, 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 GRANTEE, when due.

And WE, the GRANTORS, 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 hands on this the 1st day of March, 1995.

"GRANTORS"

Harvey Lee Lynch
HARVEY LEE LYNCH

Ellen Standard Lynch
ELLEN STANDARD LYNCH

"GRANTEE"

Thomas L. Cunningham III
THOMAS L. CUNNINGHAM, III

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARVEY LEE LYNCH and wife, ELLEN STANDARD LYNCH, and THOMAS L. CUNNINGHAM, III, 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, at office, this the 1st day of March, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $72,500.00.

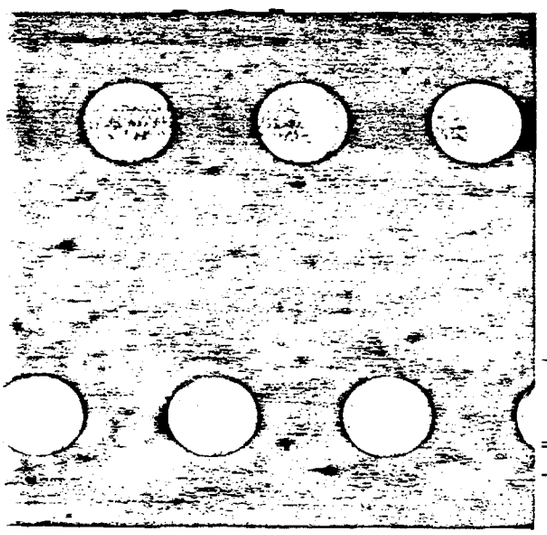
Thomas L. Cunningham III
Affiant

Sworn to and subscribed before me, this the 1st day of March, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

38438
IDENTIF. ← REFERENCE
95 MAR -2 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9608 PG 355

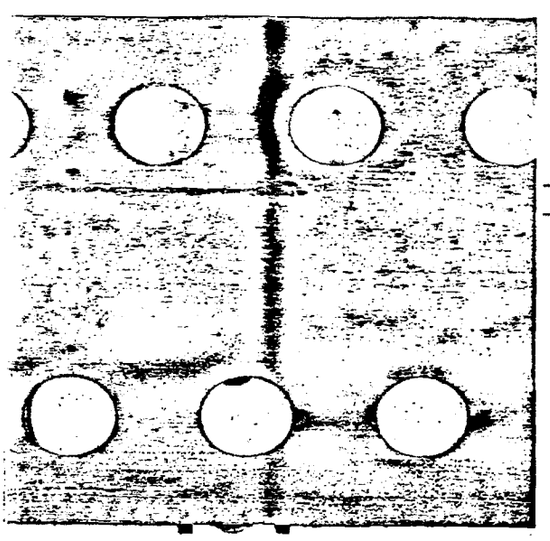
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
TOTAL 277.25
CHECK 277.25

03/02/95 01 09:11 0001 6392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38438
IDENTIF. ↑ REFERENCE

95 MAR -2 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886046