BOOK 9668 PG 835

SPECIAL WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Tommy Cunningham by P.A. Attorney in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 1995.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-8-98
(AFFIX SEAL)

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
TOMMY CUNNINGHAM P.O. BOX 282 GOODLETTSVILLE, TN	NEW OWNER	MAP 34-9 PARCEL 171

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RIVERGATE STATION JOINT VENTURE, A TENNESSEE JOINT VENTURE

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

TOMMY CUNNINGHAM

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LEGAL DESCRIPTION CONTAINED ON ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN.

~~This document is being executed pursuant to a Power of Attorney of record in Book ____, Page ____, Register's Office for Davidson County, Tennessee.~~

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 7900, PAGE 359, AS REVISED IN PLAT BOOK 8250, PAGE 418, SAID REGISTER'S OFFICE, INCLUDING, BUT NOT LIMITED TO A 30-FOOT EASEMENT FOR UTILITIES AND DRAINAGE OVER THE REAR OF SAID LOT; A 20-FOOT EASEMENT FOR UTILITIES OVER THE REAR SIDE OF SAID LOT; A 10' EASEMENT FOR PUBLIC UTILITIES ALONG THE SIDE LINE; A 20-FOOT EASEMENT FOR UTILITIES OVER THE FRONT OF SAID LOT; ACCESS POINT 24-FEET ON GALLATIN PIKE; A 20-FOOT EASEMENT FOR SANITARY SEWER THROUGH THE REAR PORTION OF SAID LOT; 20' JOINT ACCESS EASEMENT IN THE FRONT OF SAID LOT.
2. RESTRICTIVE COVENANTS CONTAINED IN BOOK 7625, PAGE 632; BOOK 7480, PAGE 965; BOOK 7660, PAGE 478, AND BOOK 8431, PAGE 12, SAID REGISTER'S OFFICE.
3. EASEMENT FOR WATER LINES GRANTED TO MADISON SUBURBAN UTILITY DISTRICT, OF RECORD IN BOOK 8316, PAGE 451, SAID REGISTER'S OFFICE.
4. EASEMENT FOR INGRESS AND EGRESS GRANTED TO ARMSTRONG RUBBER COMPANY, OF RECORD IN BOOK 7537, PAGE 380, SAID REGISTER'S OFFICE.

This is unimproved property known as: 2.65 ACRES ON GALLATIN ROAD KNOWN AS LOTS 4A AND 4B OF RIVERGATE STATION SUBDIVISION, MADISON, TN 37115
(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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and Grantor warrants the title against all persons claiming under it.

AND GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming under GRANTOR, but no further or otherwise.

Witness MY hand(s) this 8 day of MAY, 1995.

RIVERGATE STATION JOINT VENTURE, A TENNESSEE JOINT VENTURE

Robert O. Frensley M.P.
BY: Robert O. Frensley, Managing Partner

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT O. FRENSLEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the MANAGING PARTNER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of MAY 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

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

EXHIBIT A

BOOK 9668 PG 837

PROPERTY DESCRIPTION LOT 4

Being a parcel of land situated in Davidson County, Tennessee said parcel being Lot 4 as recorded on Rivergate Station Section Two Phase Five of record in Plat Book 7900, Page 359, R.O.D.C., Tennessee.

Beginning at an iron rod in the easterly margin of Gallatin Pike, said point being the southwest corner of Lot 3 Rivergate Station Section Two Phase Five of record in Plat Book 7900, Page 359, R.O.D.C., Tennessee and the northwest corner of the property herein described;

Thence, leaving said road, along said common lot line, S 69°23'57" E, a distance of 353.49 feet to an iron rod;

Thence, along the westerly line of the property conveyed to the Armstrong Rubber Company of record in Plat Book 4761, Page 518, R.O.D.C., Tennessee, S 24°45'45" E, a distance of 355.80 feet to an iron rod;

Thence, along the northerly line of Rivergate Station Section Three of record in Plat Book 6200, Page 941, R.O.D.C., Tennessee, N 69°23'57" W, a distance of 139.02 feet to an iron rod;

Thence, N 20°36'03" E, a distance of 9.99 feet to an iron rod;

Thence, N 69°23'57" W, a distance of 468.53 feet to an iron rod situated in the easterly margin of Gallatin Pike;

Thence, with said road around a curve to the right having a central angle of 0°04'48", a radius of 171,835.65 ft, a chord which bears N 20°48'37" E, for a distance of 240.03 feet to the point of beginning and containing 2.65 acres of land more or less.

Being a portion of the same property conveyed to Rivergate Station Joint Venture of record in Plat Book 7840, Page 559, R.O.D.C., Tennessee.

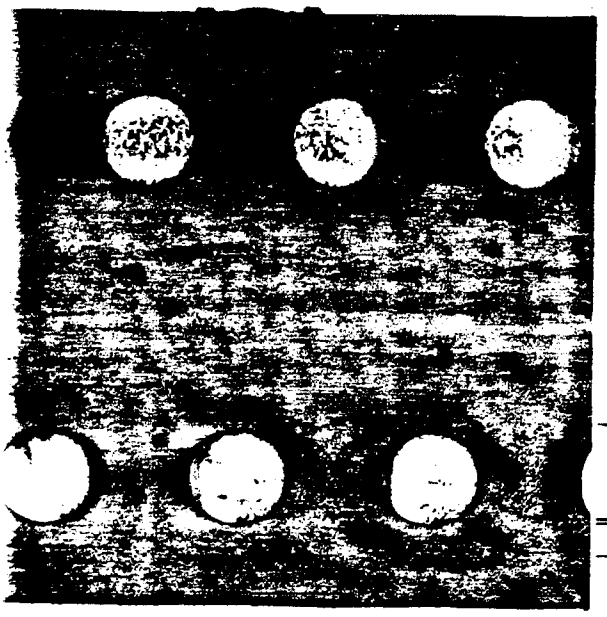
Roy M.D.

59469
IDENTIF. & REFERENCE

95 MAY 10 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9559 05/10 0101 03CHECK 2436.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

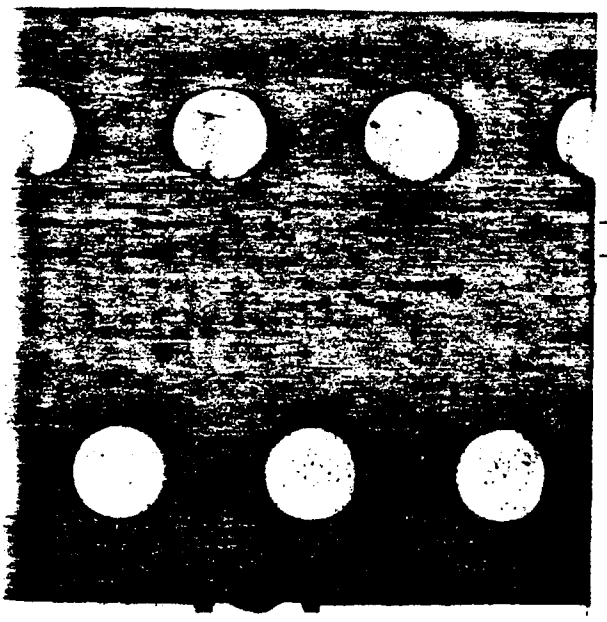
RECEIVED OF _____

FOR _____

BOOK 9668 PG 833

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
655000.00
CON TX 2423.50
PRFEE 1.00
MDEED 12.00
TOTAL 2436.50
CHECK 2436.50

05/10/95 01 02:55 0001 9559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59469
IDENTIF. # REFERENCE

95 MAY 10 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908953