STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$40,500.00~~ 35,213.60 TC PC V.K.

Viola Krantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 1995.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

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

Mail State Title

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIOLA KRANTZ 2842 Ivy Point Road Goodlettsville, TN 37072	NEW OWNER	part of 7-174

FOR AND IN 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 L. CUNNINGHAM and wife, PATSY CUNNINGHAM

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

VIOLA KRANTZ

8936 06/08 0101 03CHECK 143.29

HEREINAFTER CALLED THE GRANTEE, HER 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 CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 1995 TAXES AND SUBSEQUENT YEARS.
2. EASEMENT FOR HIGHWAY CONSTRUCTION GRANTED TO THE STATE OF TENNESSEE, OF RECORD IN BOOK 6131, PAGE 582, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
3. THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND:
   (A) NO DWELLING SHALL BE ERECTED UPON THE PROPERTY HAVING LESS THAN 2,000 SQUARE FEET OF LIVING SPACE, EXCLUSIVE OF BREEZEWAYS AND GARAGE.
   (B) NO BLOCK FOUNDATION IS TO BE EXPOSED, THE STRUCTURE MUST BE BUILT TO GRADE.
   (C) ANY EXTERIOR HAS TO COMPLY WITH THE ORIGINAL RESIDENCE IN TERMS OF APPEARANCE.
   (D) NO SWINE, CATTLE OR POULTRY. HORSES ARE ALLOWED.

This is unimproved property known as: TRACT 3 OF THE TOMMY CUNNINGHAM PROPERTY, SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TN
(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, her heirs and assigns, forever; and we 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 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 GRANTEE, his 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 26 day of MAY, 1995.

Tommy L. Cunningham Patsy Cunningham

TOMMY L. CUNNINGHAM PATSY CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TOMMY L. CUNNINGHAM and wife, PATSY CUNNINGHAM, 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 26 day of MAY, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 10, 1993, revised October 3, 1994, as follows:

Beginning at a concrete highway monument in the northeasterly right-of-way line of Highway 41 at the intersection of the easterly margin of Baker Station Road, a corner to B. B. Adamson (deed book 2044, page 251); thence, leaving said highway and with the line of said Adamson for the next six calls as follows: N 42 deg. 51 min. 32 sec. E. 483.66 feet to an iron pin (old); thence, N 00 deg. 07 min. 03 sec. E. 62.05 feet to an iron pin (old); thence, N. 61 deg. 16 min. 44 sec. E. 240.50 feet to an iron pin (old); thence, N. 45 deg. 39 min. 00 sec. E. 102.55 feet to an iron pin (old); thence, N. 61 deg. 27 min. 51 sec. E. 300.25 feet to an iron pin (old); thence, N. 42 deg. 42 min. 37 sec. E. 279.63 feet to an iron pin (old) in the line of said Adamson; thence, S. 54 deg. 45 min. 29 sec. E. 350.00 feet to an iron pin (new), a corner to Tract 4, this survey; thence, with Tract 4 for the next three calls as follows: S. 33 deg. 07 min. 52 sec. W. 221.69 feet to an iron pin (new); thence, N. 65 deg. 09 min. 29 sec. W. 175.00 feet to an iron pin (new); thence, S. 34 deg. 54 min. 1? sec. W. 549.05 feet to an iron pin (new), a corner to Tract 4, and in the line of Tract 1; thence, with the line of Tract 1 for the next four calls as follows: N. 78 deg. 32 min. 09 sec. W. 119.69 feet to an iron pin (old); thence, S. 88 deg. 15 min. 53 sec. W. 173.34 feet to an iron pin (old); thence, S. 76 deg. 19 min. 43 sec. W. 262.72 feet to an iron pin (old) by a large Cedar tree; thence, S. 37 deg. 11 min. 54 sec. W. 321.29 feet to an iron pin (old) in the right-of-way line of said Highway 41; thence, with said highway, N. 14 deg. 39 min. 27 sec. W. 83.32 feet to a concrete monument; thence, continuing with said highway, N. 04 deg. 56 min. 47 sec. E. 30.60 feet to the beginning, containing 8.52 acres, more or less.

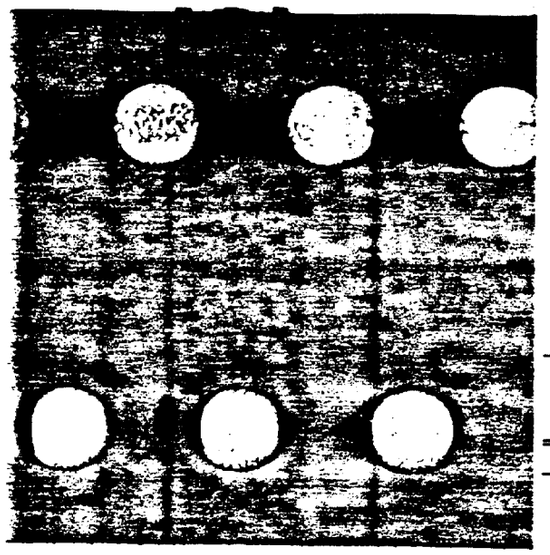
Included in the above description is a Joint 50' Access Easement which is expressly reserved for the benefit of Grantors and Grantors' remaining three (3) tracts, and Grantee:

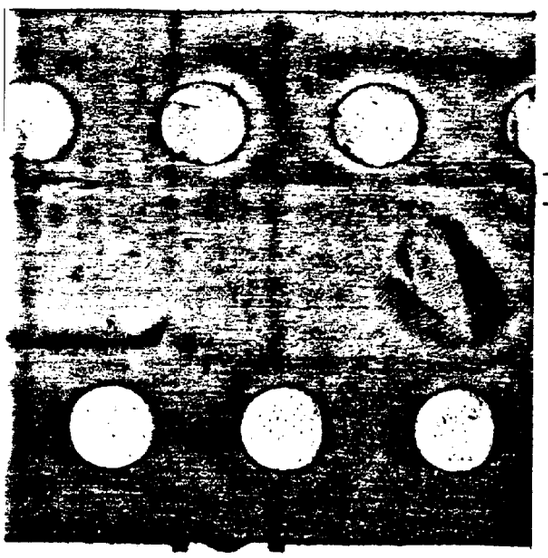
Beginning at a point in the easterly right-of-way line of Highway 41, the most southwest corner of Tract 3, and being located along the margin of said highway from a concrete highway monument, corner to B. B. Adamson (deed Book 2044, page 251) as follows: S. 04 deg. 56 min. 47 sec. W. 30.60 feet to a concrete highway monument; thence, S. 14 deg. 39 min. 27 sec. E. 83.32 feet to said beginning point; thence, from said beginning point and leaving said highway, N. 37 deg. 11 min. 54 sec. E. 321.29 feet to an iron pin; thence, N. 76 deg. 19 min. 43 sec. E. 262.72 feet to an iron pin; thence, N. 88 deg. 15 min. 53 sec. E. 173.34 feet to an iron pin; thence, N. 78 deg. 32 min. 09 sec. E. passing an iron pin, a common corner to Tracts 3 and 4, at 119.69 feet, and in all a total of 179.69 feet to an iron pin; thence, S. 65 deg. 58 min. 19 sec. E. 88.45 feet to an iron pin; thence, S. 08 deg. 23 min. 16 sec. W. 51.92 feet to a point; thence, N. 65 deg. 58 min. 19 sec. W. 96.94 feet to a point; thence, N. 78 deg. 32 min. 09 sec. W. 168.40 feet to a point; thence, S. 88 deg. 15 min. 53 sec. W. 162.33 feet to a point; thence, S. 76 deg. 17 min. 17 sec. W. 107.59 feet to an iron pin; thence, S. 76 deg. 19 min. 23 sec. W. 131.07 feet to an iron pin; thence, S. 37 deg. 20 min. 13 sec. W. 343.49 feet to a point in the right-of-way line of said Highway 41; thence, with said highway, N. 14 deg. 39 min. 27 sec. W. 63.46 feet to the beginning.

Grantee shall have the responsibility to share equally with Grantor and the purchasers of Grantors' remaining three (3) tracts in the cost and expense of the care and maintenance of the easement.

Being a portion of the same property conveyed to Tommy L. Cunningham and wife, Patsy Cunningham, by Deed of Ethel May Adamson, widow, of record in Book 8590, page 939, Register's Office of Davidson County, Tennessee. Property is now vested in Viola Krantz by Warranty Deed of Tommy L. Cunningham and wife, Patsy Cunningham, which is being recorded simultaneously herewith.

0067998
IDENTIF. ↑ REFERENCE
95 JUN -8 AM 9:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9694 PG 766

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	35213.60
CON TX	130.29
PRFEE	1.00
WDEED	12.00
TOTAL	143.29
CHEK	143.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/08/95 01 09:28 0001 8936

0067998
IDENTIF. # REFERENCE

95 JUN -8 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918217