STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,240.00

Jeffrey D. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 1995.

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

Mail

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP–PARCEL NUMBERS
JEFFREY D. WEST 250 Sanders Ferry Rd #63 Hendersonville, TN 37075	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,

THOMAS L. CUNNINGHAM, IV AND PATRICIA CUNNINGHAM, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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

JEFFREY D. WEST

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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN

This conveyance is made subject to the following:
1. 1996 Taxes and subsequent years.
2. Easement for highway construction to the State of Tennessee of record in Book 6131, Page 582, Register's Office for 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 2000 square feet of living space, exclusive of breezeways and garage.
   b. No block foundation is to be exposed, the structure must be brick to grade.
   c. Any exterior has to comply with the original residence in terms of appearance.
   d. No swine or poultry. Horses and cattle are allowed.
4. Any and all restrictions, conditions and easements of record.

This is unimproved property known as: 10.81 ACRES ON SPRINGFIELD HIGHWAY AKA TRACT 4 OF THE TOMMY CUNNINGHAM PROPERTY, 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 8th day of November, 1995.

Thomas L. Cunningham IV
THOMAS L. CUNNINGHAM, IV

Patricia Cunningham
PATRICIA CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THOMAS L. CUNNINGHAM, IV, AND PATRICIA CUNNINGHAM, with whom I am personally acquainted, or whose identity was 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 8th day of November, 1995.

Dawn Feeley Barnette
NOTARY PUBLIC

My Commission Expires: 3-21-98

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

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 MARCH 26, 1992, REVISED AUGUST 24, 1995, AS FOLLOWS:

TRACT 4: BEGINNING AT AN IRON PIN SET AT THE NORTHWEST BASE OF A 24" OAK TREE, THE MOST SOUTHEAST CORNER OF THIS TRACT, THE MOST NORTHEAST CORNER OF TRACT 5, THIS SURVEY, AND BEING LOCATED N. 03 DEG. 43' 23" E. 256.23 FEET FROM AN IRON PIN, A CORNER TO RICHARD W. USELTON (DEED BOOK 7851, PAGE 310), THE MOST SOUTHEAST CORNER OF PROPERTY CONVEYED IN DEED BOOK 8590, PAGE 939; THENCE, FROM SAID BEGINNING POINT, AND WITH THE LINE OF SAID TRACT 5, N. 81 DEG. 48' 36" W. 878.47 FEET TO AN IRON PIN (OLD); THENCE, N. 65 DEG. 58' 19" W. 88.45 FEET TO AN IRON PIN (OLD); THENCE N. 78 DEG. 32' 09" W. 60.00 FEET TO AN IRON PIN (OLD); THENCE, N. 34 DEG. 54' 12" E. 549.05 FEET TO AN IRON PIN (OLD); THENCE, S. 65 DEG. 09' 29" E. 175.00 FEET TO AN IRON PIN (OLD); THENCE, N. 33 DEG. 07' 52" E. 221.69 FEET TO AN IRON PIN (OLD); THENCE, S. 54 DEG. 45' 29" E. 541.78 FEET TO AN IRON PIN (OLD); THENCE, S. 03 DEG. 43' 23" W. 423.77 FEET TO THE BEGINNING, CONTAINING 10.81 ACRES, MORE OR LESS.

ALSO CONVEYED HEREWITH TO THE GRANTEE IS A JOINT 50' ACCESS EASEMENT, DESCRIBED AS FOLLOWS, AND IS ALSO RESERVED FOR THE BENEFIT OF GRANTORS AND GRANTORS' REMAINING THREE (3) TRACTS, DESCRIBED AS FOLLOWS:

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' 47" W. 30.60 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE, S 14 DEG. 39' 27" E. 83.32 FEET TO SAID BEGINNING POINT; THENCE, FROM SAID BEGINNING POINT AND LEAVING SAID HIGHWAY, N. 37 DEG. 11' 54" E. 321.29 FEET TO AN IRON PIN; THENCE N. 76 DEG. 19' 43" E. 262.72 FEET TO AN IRON PIN; THENCE, N. 88 DEG. 15' 53" E. 173.34 FEET TO AN IRON PIN; THENCE, N. 78 DEG. 32' 09" 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' 19" E. 88.45 FEET TO AN IRON PIN; THENCE, S. 08 DEG. 23' 16" W. 51.92 FEET TO A POINT; THENCE, N. 65 DEG. 58' 19" W. 96.94 FEET TO A POINT; THENCE, N. 78 DEG. 32' 09" W. 168.40 FEET TO A POINT; THENCE, S. 88 DEG. 15' 53" W. 162.33 FEET TO A POINT; THENCE, S 76 DEG 17' 17" W. 107.59 FEET TO AN IRON PIN; THENCE, S. 76 DEG. 19' 23" W. 131.07 FEET TO AN IRON PIN; THENCE, S. 37 DEG. 20' 13" 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' 27" W. 63.46 FEET TO THE BEGINNING.

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 FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN VESTED IN AARON ADAMS, TRUSTEE, BY QUITCLAIM DEED OF TOMMY L. CUNNINGHAM AND WIFE, PATSY CUNNINGHAM, OF RECORD IN BOOK 9803, PAGE 455, SAID REGISTER'S OFFICE, WHO THEN RE-CONVEYED THE PROPERTY TO THOMAS L. CUNNINGHAM, IV AND PATRICIA CUNNINGHAM, AS JOINT TENANTS WITH THE RIGHT OF SUVIVORSHIP.

GRANTEE SHALL HAVE THE RESPONSIBILITY TO SHARE EQUALLY WITH THE GRANTOR AND THE PURCHASERS OF GRANTORS' REMAINING TRACTS IN THE COST AND EXPENSE OF THE CARE AND MAINTENANCE OF THE EASEMENT.

BC

TC

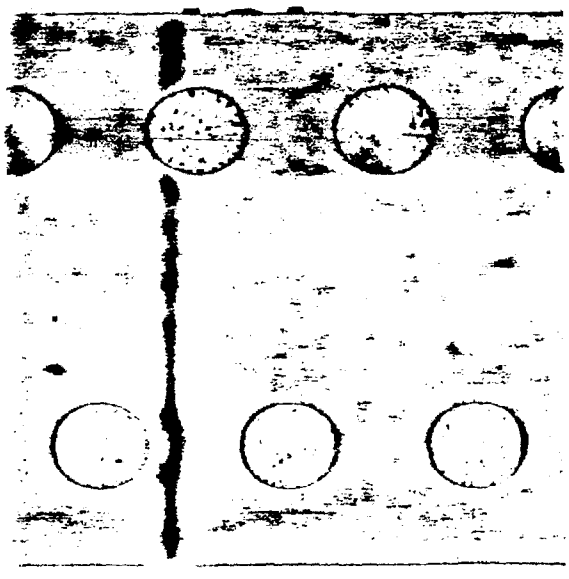
3693 11/15 0101 03CHECK 172.84

95 NOV 15 AM 10:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0123274

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

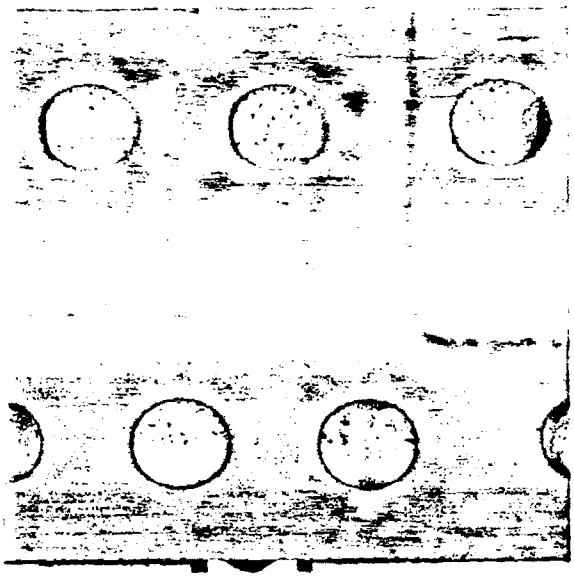
RECEIVED OF _____

FOR _____

BOOK 9860 PG 555

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 43240.00
CON TX 159.84
PRFEE 1.00
WDEED 12.00
TOTAL 172.84
CHECK 172.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 15 95 01 10:15 0001 8683

0123274
IDENTIF. & REFERENCE

95 NOV 15 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977244