Box 58

# WARRANTY DEED

BOOK 9923 PG 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: July 25th, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

COMBOS & HIX, P. C., 315 Deaderick St., Suite 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Allen Goon (NAME) | NEW OWNER (NAME) | MAP 147-12 |
| 4717 Nolensville Road (ADDRESS) | (ADDRESS) | PARCEL 52 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Edgar W. Cunningham and wife, Jean D. Cunningham and Yvonne P. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Allen Goon and Thomas D. Rawls

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:

Land in the Sixth Civil District of Davidson County, Tennessee, being a portion of the lot marked "Thompson Super Market" shown on an unrecorded plan of E. L. Miller, Jr. & Co., dated 10-16-62, more particularly described as follows:

Beginning in the west right-of-way of Nolensville Road approximately 167 feet north of Northcrest Drive; thence leaving said right-of-way S 56 deg. 50' W, 226 feet; thence northwesterly 100 feet; thence N 57 deg. 30' E, 226 feet to the west right-of-way of Nolensville Road; thence along said right-of-way, with a curve to the right having a radius of 2622 feet, a distance of 100 feet to the point of beginning.

Being part of the same property conveyed to James T. Taylor, Jr. and wife, Yvonne P. Taylor and Edgar W. Cunningham and wife, Jean D. Cunningham by deed from James L. Shaw, et ux, of record in Book 5769, page 137, Register's Office for Davidson County, Tennessee and by Quit Claim Deed from James L. Shaw, et ux, of record in Book 5846, page 137, said Register's Office. James T. Taylor, Jr. having since died conveying all his interest to his wife, Yvonne P. Taylor by his will. Edgar W. Cunningham and wife, Jean D. Cunningham and Yvonne P. Taylor conveyed to T. Turner Snodgrass, Trustee, who in turn conveyed to EDGAR W. CUNNINGHAM AND WIFE, JEAN D. CUNNINGHAM, an one-half (1/2) undivided interest and to YVONNE P. TAYLOR, an one-half (1/2) undivided interest as set out in Book 8605, page 446, said Register's Office.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantees the day of closing; any and all easements located on the premises; any

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4717 Nolensville Road, Nashville, TN 37211
(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 19th day of January 19 96

Edgar W. Cunningham

Yvonne P. Taylor

Jean D. Cunningham

BOOK 9923 PG 12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar W. Cunningham and wife, Jean D. Cunningham and Yvonne P. Taylor

the bargainor S, 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 and official seal at Nashville, Tennessee, this 19th day of January 19 96

Commission expires July 25th, 1998

Patricia A. Sorup
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictive covenants; party wall for use in common with owner(s) of attached and appurtenant improvements; subject to the rights and claims of parties in possession; and/or leases not of record.

0112579

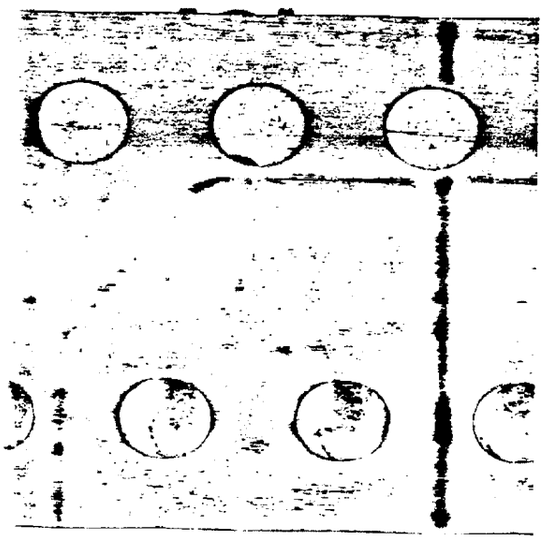
IDENTIFICATION REFERENCE

96 JAN 19 PM 4:12

DAVIDSON COUNTY, TN.

REGISTER'S OFFICE

$359.00



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 3923 PG 13

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

AMT

300000.00

CON TX 1350.00

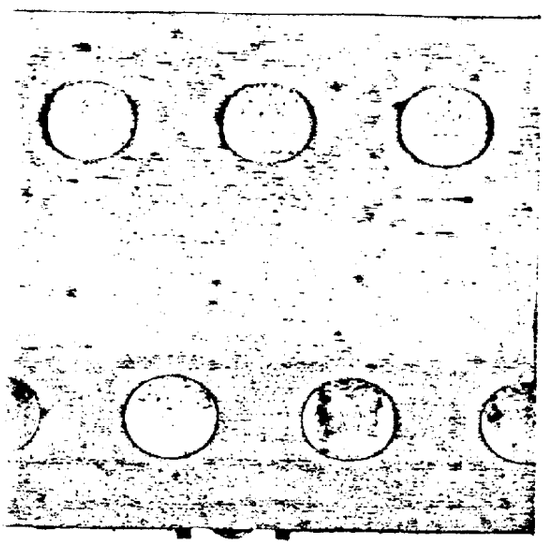
PRFEE 1.00

WDEED 8.00

TOTAL 1359.00

CHECK 1359.00

[illegible] 96 1359.00 0001 7634



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142579

IDENTIFICATION REFERENCE

96 JUL 13 PM 4:12

[illegible]

DAVIDSON CO., TN.

No. 997926