THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-5011

MAP/GROUP/PARCEL
071-16-0/86.00

BOOK 9953PG235

NEW OWNER'S NAME AND ADDRESS:
John F. Cunningham, Jr.
1320 Montgomery Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, David T. Johnson and wife, Leta G. Johnson, hereinafter called Grantors, do hereby transfer and convey unto John F. Cunningham, Jr., a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 1, of re resubdivision of Lot No. 16 of Bellview Subdivision of record in Book 4479 Page 194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 9923, Page 951, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

David T. Johnson

Leta G. Johnson

9914 02/21 0101 03CHECK 144.98

0152196
IDENTIFICATION REFERENCE

95 FEB 21 AM 10:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, David T. Johnson and wife, Leta G. Johnson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of February, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $36,750.00.

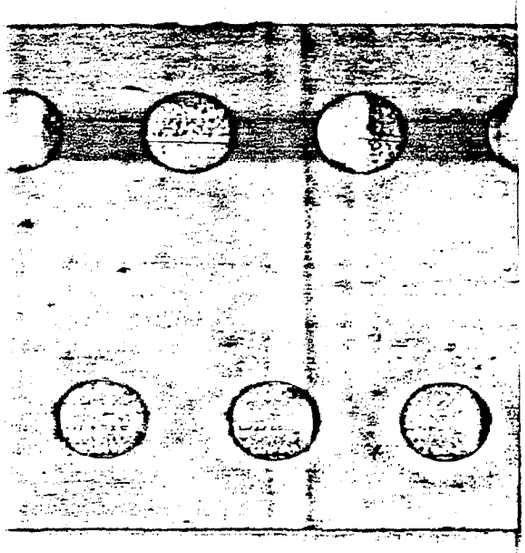
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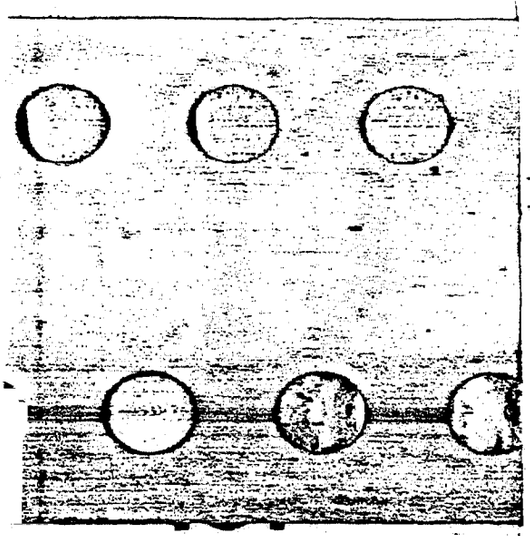
Sworn to and subscribed before me, this the 15th day of February, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 237

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	36750.00
CON TX	135.98
PRFEE	1.00
WDEED	8.00
TOTAL	144.98
CHECK	144.98

02/21/96 01 10:06 0001 9914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152196
IDENTIF. REFERENCE

96 FEB 21 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008088