WARRANTY DEED

BOOK 10010 PG 310

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby R. Liles (NAME)	SAME (NAME)	PART OF
P.O. Box 1402 (ADDRESS)	(ADDRESS)	MAP 7
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 174.00

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, Thomas L. Cunningham, IV and Patricia Cunningham and husband, Thomas L. Cunningham, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby R. Liles and Sarah E. Cathey

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:

Being a tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee and is more particularly described according to a survey by R. L. Montoya-Land Surveying, Inc., dated July 28, 1993, as follows: BEGINNING at a concrete monument, said monument being in the northerly margin of Highway 41 and the easterly margin of Baker Station Road; thence North 14 degrees 39 minutes 27 seconds West 18.54 feet to the actual POINT OF BEGINNING for this herein described tract; thence continuing with said margin, North 14 degrees 39 minutes 27 seconds West 63.46 feet to an iron rod; thence leaving said margin, North 37 degrees 20 minutes 09 seconds East 320.38 feet to an iron rod at a cedar tree; thence North 76 degrees 19 minutes 23 seconds East 262.64 feet to an iron rod at culvert; thence North 88 degrees 15 minutes 59 seconds East 173.21 feet to an iron rod; thence South 78 degrees 34 minutes 49 seconds East 179.76 feet to an iron rod; thence South 65 degrees 56 minutes 44 seconds East 88.41 feet to an iron rod; thence South 08 degrees 24 minutes 03 seconds West 429.98 feet to an iron rod at a white oak tree; thence South 87 degrees 24 minutes 48 seconds West 237.11 feet to an iron rod at elm tree; thence, South 27 degrees 48 minutes 26 seconds West 193.77 feet to an iron rod at an elm tree; thence North 28 degrees 11 minutes 50 seconds West 291.52 feet to an iron rod; thence South 76 degrees 19 minutes 23 seconds West 131.07 feet to an iron rod; thence South 37 degrees 20 minutes 09 seconds West 343.47 feet to the point of beginning, containing 217,800 feet or 5.0 acres, more or less.

Being a portion of the same property conveyed to Thomas L. Cunningham, IV and Patricia Cunningham by deed of record in Book 9803, page 455, Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR THE CONTINUATION OF THE LEGAL DESCRIPTION CONTINUED

unimproved ( )
is improved (X) property, known as 1645 Springfield Highway, 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 April 19 96

Thomas L. Cunningham, IV

Thomas L. Cunningham, III

Patricia Cunningham

BOOK 10010 PG 311

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 Thomas L. Cunningham, IV and Patricia Cunningham and Thomas L. Cunningham, III

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 GOODLETTSVILLE, Tennessee, this 8th day of April, 19 96

Commission expires 11/20/96

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

EXHIBIT "A"
LEGAL DESCRIPTION CONTINUATION

Grantors do hereby RETAIN, for the benefit of themselves and others, their successors, heirs and assigns, a 50-foot Access Easement through, over, and upon the above described property for the purpose of ingress, egress and regress to property owned by the Grantors and others, being more particularly 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.

This is not the principal residence of Thomas L. Cunningham, IV.

Thomas L Cunningham IV
THOMAS L. CUNNINGHAM, IV

Patricia Cunningham
PATRICIA CUNNINGHAM

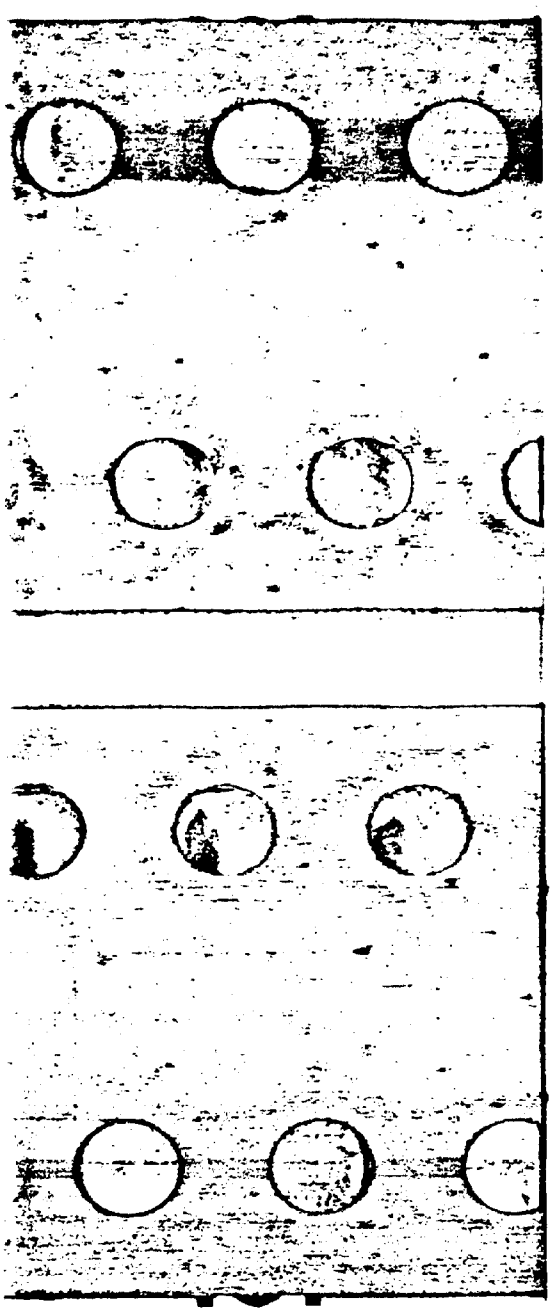
Thomas L Cunningham III
Tommy Cunningham III
THOMAS L. CUNNINGHAM, III

0169553
IDENTIF. & REFERENCE

96 APR 10 AM 9:05
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8559 04/10 0101 03CHECK 567.99



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

RECEIVED OF _____

FOR _____

BOOK 10010 PG 313

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 150000.00
CON TX 554.99
PRFEE 1.00
WDEED 12.00
TOTAL 567.99
CHECK 567.99
04/10/96 01 09:06 0001 8559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169553
IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026541