BK 10158 PG 175

WARRANTY DEED

PHILLIP G. FORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom P. Vest, Jr. (NAME)	Franklin American Mortgage (NAME)	042-14-0 050.00
505 Tuckahoe Drive (ADDRESS)	214 Overlook Court, #150 (ADDRESS)	11D 10030
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Patrick C. Cunningham and wife, Cathy S. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom P. Vest, Jr.

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:

A tract of land lying in the 2nd Civil District of Metropolitan Nashville and Davidson County and described according to a survey by Cummings Associates, Land Surveyors, dated April 14, 1989, as follows:

Beginning at an iron pin in the southerly right-of-way margin of Tuckahoe Drive, said pin being the northeasterly corner of Lot No. 65 on the Plan of Sherry Heights, Section Three, of record in Plat Book 2331, page 127, said Register's Office and the northwesterly corner of this tract; thence with said right-of-way margin East 205.20 feet to an iron pin in the westerly right-of-way margin of Interstate 65; thence with said right-of-way margin, South 222.97 feet to an existing concrete monument; thence South 53.81 feet to an iron pin; thence leaving said right-of-way margin along the northerly property line of Lot No. 68 of the said Sherry Heights, West 213.50 feet to an iron pin in concrete; thence with the easterly property line of Lot No. 65 of the said Sherry Heights, North 255.37 feet to the point of beginning, containing 1.27 acres, more or less.

Being the same property conveyed to Patrick C. Cunningham and wife, Cathy S. Cunningham by deed from Jim Sweeney Construction, Inc., a Tennessee corporation, of record in Book 7825, page 390, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Subject to easement for sanitary sewer, storm drainage, water mains and appurtenances of record in Book 6219, page 954, said Register's Office.

unimproved ( )
This is improved (X) property, known as 505 Tuckahoe Drive, Madison, Tennessee 37115
(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 this 14th day of August 19 96

Patrick C. Cunningham

Cathy S. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick C. Cunningham and wife, Kathy S. Cunningham

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 Goodletsville, Tennessee, this 14th day of August, 1996.

Commission expires _____

Notary Public

My Commission Expires NOV 22, 1997

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

IDENTIF. & REFERENCE

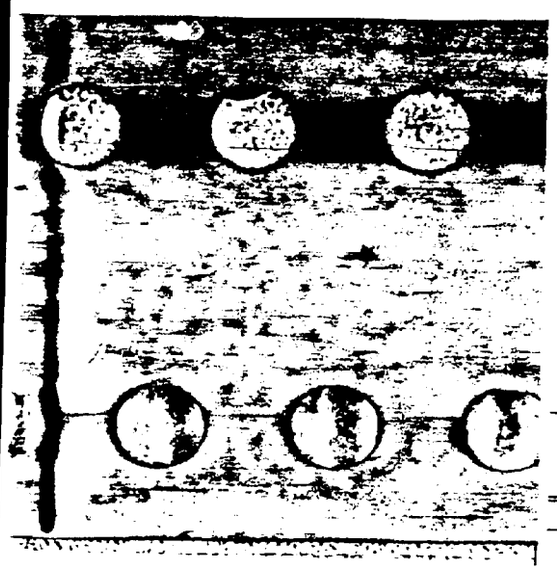
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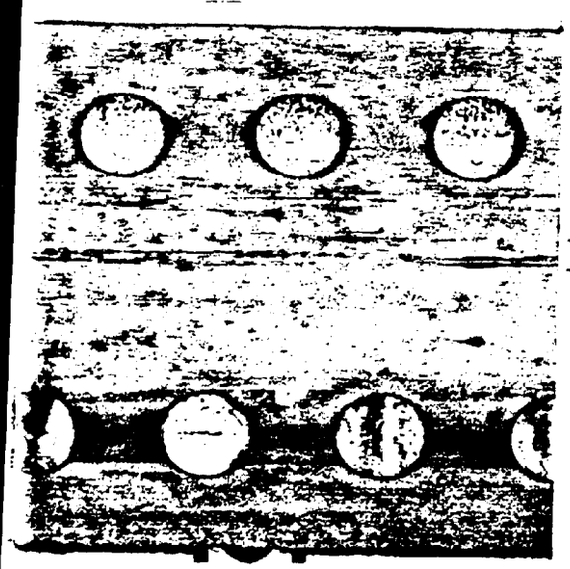
96 AUG 16 AM 8:58

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7622 08/15 0101 33CHECK

353.10





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 177

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	93000.00
			CON TX	344.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	353.10
			CHECK	353.10
		08/15/96	01	09:01 0001 7622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215078
IDENTIF. ↑ REFERENCE

96 AUG 16 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020188