BOOK 10234 PG 119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
RONNIE DEAN CUNNINGHAM (NAME)	SAME (NAME)	MAP 61-07
2704 WESTERN HILLS DRIVE (ADDRESS)	(ADDRESS)	PARCEL
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	192

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, A. I. VENTURES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE DEAN CUNNINGHAM AND WIFE, VICKIE CUNNINGHAM

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 Davidson County, Tennessee, being the easterly 50 feet of Lot No. 18, Block A, on the Map of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to A. I. VENTURES, INC. by Deed of record in Book 10013, page 468 and re-recorded in Book 10038, page 531, Register's Office for Davidson County, Tennessee.

3191 10/23 0101 03CHECK 209.73

IDENTIF. & REFERENCE

96 OCT 23 AM 9:39

FELIX Z. KNUCKLES REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
is improved (X) property, known as 1017 MAPLEWOOD LANE, NASHVILLE, TN 37216
(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 my hand this 21st day of October 19 96

A. I. VENTURES, INC
By: Pres.

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

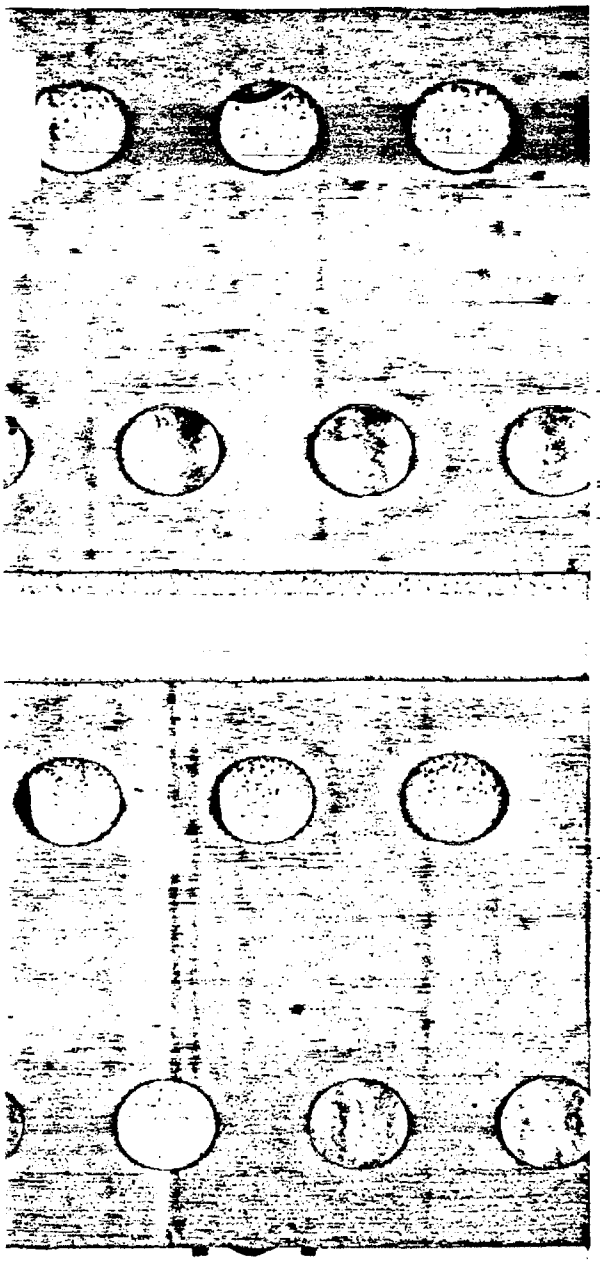
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dunklin Murrey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ of the A. I. VENTURES, INC. the within named bargainor, and corporation, and that he as such President 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 Dunklin Murrey as such President, and ~~acknowledging the same by the said~~ _____ as such _____.

Witness my hand and official seal at office at GOODLETTSVILLE, TN 37072 on this the 21st day of October 19 96.

My commission expires January 24, 1998

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Aaron Adams
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 54250.00
CON TX 200.73
PRFEE 1.00
WDEED 8.00
TOTAL 209.73
CHECK 209.73

10/23/96 01 09:39 0001 3191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239037
IDENTIF. ^ REFERENCE

96 OCT 23 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080172

No [redacted]