STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $ 81,900.00

Subscribed and sworn to before me, this the 20th day of February 1997

My commission expires:

(Affix Seal) My Commission Expires November 22, 1997

Affiant

Notary Public

FB 10357 PG 778

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 9720443 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Ronald Cunningham	SEND TAX BILLS TO: GUARANTY TRUST COMPANY
3320 Valley Creek Lane STREET ADDRESS	3319 West End Avenue, Suite 110 STREET ADDRESS
Nashville, TN 37207 CITY STATE ZIP	Nashville, TN 37203 CITY STATE ZIP
MAP & PARCEL NO. 50-7-97	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Universal Builders, LLC

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ronald Cunningham

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 118 on the Plan of Section Nine, Village By The Creek, of record in Plat Book 7900 at page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Earheart Realty & Construction Company, Inc. by Deed of record in Book 7041 page 82, Register's office for said County.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

97 FEB 24 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0275815
IDENTIF. & REFERENCE

THIS IS IMPROVED PROPERTY KNOWN AS 3320 Valley Creek Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 20 day of February, 1997

Universal Builders, LLC

by:

Robert E. Earheart, Jr., Manager

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert E. Earheart, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

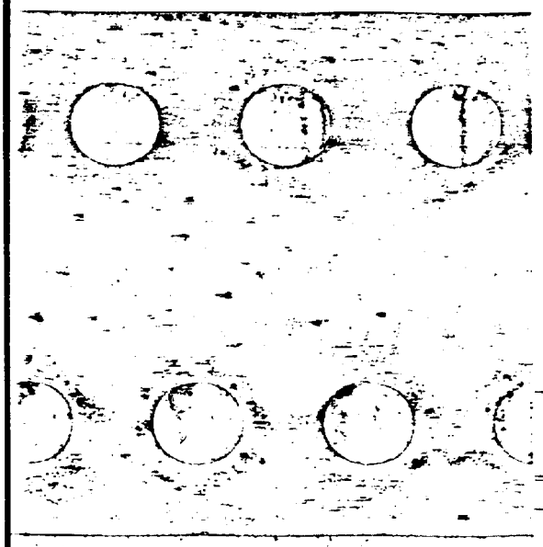
Witness my hand and official seal on February 20, 1997

My Commission Expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 22, 1997

Notary Public



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10357 PG 780

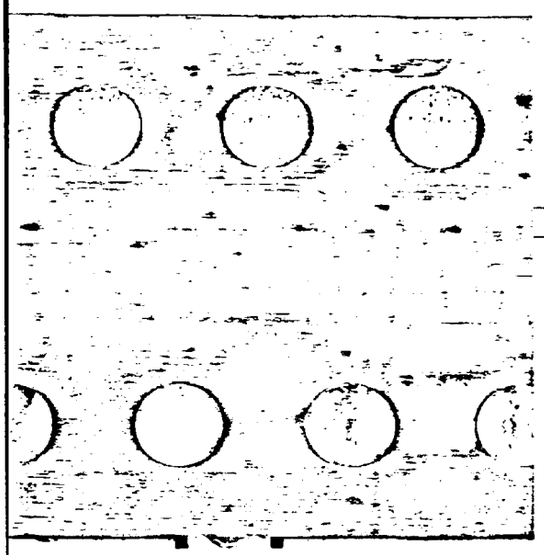
CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RMT	1900.00
DDM T	303.03
FFFEE	1.00
MISEID	6.00
TOTAL	310.03
CHECK	310.03

02/24/97 01 13:51 0001 9237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0275815

IDENTIF. ↑ REFERENCE

97 FEB 24 PM 1:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1119729