186

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **May, 1997** between ANTHONY A. CUNNINGHAM, A MARRIED MAN,, and DEA CUNNINGHAM, HIS WIFE, GRANTORs, and RANDY L. BOGUSKIE and ELENA B. BOGUSKIE, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ANTHONY A. CUNNINGHAM, A MARRIED MAN,, and DEA CUNNINGHAM, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto RANDY L. BOGUSKIE and ELENA B. BOGUSKIE, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as LOT 28, VIEW RIDGE DRIVE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

DEA CUNNINGHAM, wife of ANTHONY A. CUNNINGHAM, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

ANTHONY A. CUNNINGHAM Signature of Seller

DEA CUNNINGHAM
Signature of Seller

97 MAY 27 PM 1:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

5275 05/27 0101 03CHECK

IDENTIFICATION REFERENCE

0308797

97.63

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANTHONY A. CUNNINGHAM, A MARRIED MAN,, and DEA CUNNINGHAM, HIS WIFE, the within named bargainors, 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, at office, this **21st** day of **May, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

RANDY L. BOGUSKIE and ELENA B. BOGUSKIE
110 Clearfield Ct.
Hendersonville TN 37075

Property Address:

LOT 28, VIEW RIDGE DRIVE
NASHVILLE, TN

Person Responsible for Taxes:

SAME
110 Clearfield Ct
Hendersonville TN 37075

Map & Parcel #: MAP 010-00-0, PARCEL 051.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$15,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Elena B Boguskie
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **May, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/25/2000

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One, Ridgeview Estates, of record in Book 5200, page 356, Register's Office for said County.

SAID Lot No. 28 fronts 60.00 feet on the northwesterly margin of View Ridge Drive and extends back 472.0 feet on the northeasterly line for 516.00 feet on the southerly line to a dead line in the rear, measuring 408.0 feet thereon.

Being the same property conveyed to ANTHONY A. CUNNINGHAM, UNMARRIED, by Deed from LAMA TERRA LIMITED, of record in Deed Book 5822, Page 664, Register's Office for DAVIDSON County, Tennessee. The said Anthony A. Cunningham since remarried and his wife, Dea Cunningham, joins in the herein conveyance to convey any right, title and interest she may have in and to the property described herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 010-00-0, PARCEL 051.00).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 356, said Register's Office, which plan includes a 40-foot minimum building setback line along View Ridge Drive; a 10-foot public utility and drainage easement along the southern lot line; a 10-foot public utility and drainage easement along the western lot line; and a 2/5 X 30-foot anchor easement on the northeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 4766, Page 211, Register's Office for DAVIDSON County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10467 PG 187

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 15300.00
CON TX 56.61
PRFEE 1.00
WDEED 0.12
~~TOTAL 57.73~~
~~CHECK 57.73~~
05/27/97 01 13:18 0001 5275

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308797
IDENTIF. & REFERENCE

97 MAY 27 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

$69.61

VOID
WDEED 0.12-
WDEED 12.00
~~TOTAL 11.88~~
~~CHECK 11.88~~
05/27/97 01 ~~13:19 0001 5276~~

5276 05/27 0101 ~~CHECK 11.88~~

No.