PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

Instr:200001140005133 Page: 1 OF 2
REC'D FOR REC 01/14/2000 2:13:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $121.40

Mail tax notices to new Owners:

Johnny C. Cunningham, Jr. and wife,
Dana M. Cunningham
1390 Bain Drive
Madison, TN 37115

Map No. 162-09-0
Parcel No. 61.00

JERRY W. CUNNINGHAM and wife, WANDA K. CUNNINGHAM
to
JOHNNY C. CUNNINGHAM, JR. and wife, DANA M. CUNNINGHAM

WARRANTY DEED

For and in consideration of the sum of Thirty Two Thousand Eight Hundred Eleven Dollars and Sixteen Cents ($32,811.16), cash in hand paid, the receipt of which is hereby acknowledged, we, JERRY W. CUNNINGHAM and wife, WANDA K. CUNNINGHAM, have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY C. CUNNINGHAM, JR. and wife, DANA M. CUNNINGHAM, their heirs and assigns, a certain tract or parcel of land in the ____ District of Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Hickory View, Section One, as of record in Book 5210, page 221, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> This is the same property which was conveyed to Jerry W. Cunningham and wife, Wanda K. Cunningham, by Thong Nhot Khamvongsa and wife, Bounlab Khamvongsa, by deed dated June 28, 1984, of record in Deed Book 6329, page 690, Register's Office of Davidson County, Tennessee.
>
> 2000 and subsequent taxes will be the responsibility of the purchasers whose address is:
> 1390 Bain Drive
> Madison, TN 37115

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHNNY C. CUNNINGHAM, JR. and wife, DANA M. CUNNINGHAM, their heirs and assigns, forever.

And we do covenant with the said conveyees 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said conveyees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 20 day of December, 1995.

JERRY W. CUNNINGHAM

WANDA K. CUNNINGHAM

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY W. CUNNINGHAM and wife, WANDA K. CUNNINGHAM, the 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 and official seal, at Hartsville, Tennessee, this 20 day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 11-27-2000

STATE OF Tennessee
COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,811.16, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 20 day of December, 1995.

~~REGISTER~~ OR NOTARY PUBLIC

My Commission Expires: 11-27-2000