This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Kenneth G. Cunningham
3712 Hydes Ferry Road
Nashville, TN 37218

SEND TAX BILLS TO:
Same

Instr:200007200071071 Page: 1 OF 2
REC'D FOR REC 07/20/2000 2:43:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $297.54

WARRANTY DEED

(Map Number 69-16-0; Parcel Number 197.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **SALLY M. PARKS, MAXINE H. VINSON, ANN S. COX, MORRIS S. CUNNINGHAM, and RONALD S. L. CUNNINGHAM SR.**, have bargained and sold and do hereby transfer and convey unto **KENNETH G. CUNNINGHAM**, an unmarried person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of the Ira D. Kennedy Tract as of record in Book 3842 at page 200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Vivian M. Cunningham, a life estate, Sally M. Parks, Maxine H. Vinson, Ann S. Cox, Morris S. Cunningham, Ronald S.L. Cunningham, Sr., and Kenneth G. Cunningham by quitclaim deed from Vivian M. Cunningham of record in Book 8173, page 821, and as re-recorded in Book 8376, page 52, Register's Office for Davidson County, Tennessee. Vivian M. Cunningham having since died on 3-4-2000.
>
> This is not the usual place of residence of any of the Grantors.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 3842, page 200, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3712 Hydes Ferry Road, Nashville, TN 37218.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 7th day of July, 2000.

Sally M. Parks
by: Maxine H. Vinson, atty-in-fact

SALLY M. PARKS
By: Maxine H. Vinson, Atty-in-Fact

Ann S. Cox

ANN S. COX

Maxine H. Vinson

MAXINE H. VINSON

Morris S. Cunningham

MORRIS S. CUNNINGHAM

Ronald S.L. Cunningham Sr

RONALD S. L. CUNNINGHAM, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Maxine H. Vinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of Sally M. Parks, and acknowledged that she executed the same as the free act and deed of the said Sally M. Parks, and for the purposes therein contained, by virtue of Power of Attorney executed by Sally M. Parks, being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 7th day of July, 2000.

My Commission Expires:
August 18, 2002

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maxine H. Vinson, Ann S. Cox, Morris S. Cunningham, and Ronald S. L. Cunningham, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 7th day of July, 2000.

My Commission Expires:
August 18, 2002

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$80,416.67**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth S. Cunningham

Affiant

Subscribed and sworn to before me this 7th day of July, 2000.

My Commission Expires:
August 18, 2002

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE