STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200008020076339 Page: 1 OF 2
REC'D FOR REC 08/02/2000 10:14:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $595.70

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Robert Stachura
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2000.

Notary Public

My Commission Expires: 1/19/01

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Stachura and Gwenivere Stachura
1416 Woodfield Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172012-0-B-031.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip L. Cunningham and Cindy S. Cunningham** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert Stachura and Gwenivere Stachura** hereinafter referred to as 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 Lot No. 378 on the plan of Section Three, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip L. Cunningham and wife, Cindy S. Cunningham, by deed from William Van Fleet and wife, Tommie E. Van Fleet, as of record in Book 10033, page 573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6, and Book 7900 page 239, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8071, page 520, said Register's Office.

Conveyance of common area of record in Book 8154, page 304, said Register's Office.

All other easements and restrictions of record in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8267, Page 616, Register's Office for Davidson County, Tennessee.

By laws of record in Book 8071, page 616, said Register' office.

Easement for sewer of record in Book 8377, pages 764, 769, 808 and 972, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1416 Woodfield Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of July, 2000.

Phillip L. Cunningham

Cindy S. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip L. Cunningham and Cindy S. Cunningham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02147-BP