This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 04/30/02 08:52 2pgs
Fees:13.00 Taxes:462.50
20020430-0052531

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, KEN CUNNINGHAM AND WIFE, DANA CUNNINGHAM (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto ANTHONY E. HAGER, AN UNMARRIED MAN ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSE, BEING PART OF THE INTERNATIONAL EXPOSITION BUILDING LOT AS SHOWN ON THE MAP OF CHARLOTTE PARK COMPANY'S ADDITION, OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY, AND DESRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORHTERLYMARGIN OF ELKINS AVENUE, FORMERLY SECOND AVENUE, 65 FEET EAST OF THE EASTERLY MARGIN OF 48TH AVENUE NORTH, FORMERLY 7TH STREET; THENCE EASTERLY ALONG THE NORTHERLY MARGIN OF ELKINS AVENUE 50 FEET; THENCE AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY MARGIN OF 48TH AVENUE NORTH, 150 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ALLEY, 50 FEET TO A POINT 65 FEET EAST OF THE EASTERLY MARGIN OF 48TH AVENUE NORTH; THENCE SOUTHERLY 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KEN CUNNINGHAM AND WIFE, DANA CUNNINGHAM BY WARRANTY DEED OF WILLODEAN J. CLARK DATED FEBRUARY 26, 2002 AND RECORDED MARCH 04, 2002 IN INSTRUMENT NO. 20020304-0026436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 4710 ELKINS AVENUE, NASHVILLE, TENN. 37209

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 16TH day of April, 2002.

KEN CUNNINGHAM

DANA CUNNINGHAM

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEN CUNNINGHAM AND WIFE, DANA CUNNINGHAM with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this THE 16TH DAY of April, 2002.

Shan C. Reed

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, 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 **$ 125,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Cunningham

Affiant

Subscribed and sworn to before me this 16 day of April, 2002.

Shan C. Reed

Notary Public

Commission Expiration:

SHANNON C. REED NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002

SHANNON C. REED NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002

RETURN TO:	**SEND TAX BILLS TO:**	**PROPERTY ADDRESS:**
W. William Davis, Attorney, P.C. 219 Ward Circle Suite 3 Brentwood, Tenn. 37027	Franklin National Bank 230 Public Square Franklin, Tenn. 37064	~~4710 Elkins Avenue~~ ~~Nashville, Tenn. 37209~~ 612 St. Cloud Drive Antioch, Tenn. 37013

MAP PARCEL NUMBER
91-15-341