STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of July, 2002.

Notary Public

My Commission Expires: 11.22.05

NOTARY PUBLIC LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/31/02 15:03 2pgs
Fees:13.00 Taxes:111.00
20020731-0091998

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Cunningham and Bettina Cunningham
2412 Hyde Street
Nashville, Tennessee 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 81-2-113

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, **B.B. Doubleday, Jr.,** hereinafter referred to as Grantor, hereby transfers and conveys to **John Cunningham and Bettina Cunningham, husband and wife,** 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 the easterly 70 feet of Lot No. 8 on the Plan of Southern Publishing Association Plan of record in Book 161, page 144, Register's Office for Said County.

Said Easterly part of Lot No. 8 fronts 70 feet on the North side of Hyde Street and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to B.B. Doubleday, JR., by Substitute Trustee's Quitclaim Deed from Hunter Short, Substitute Trustee of record in Book 6523, page 562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, Page 144, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2412 Hyde Street, Nashville, Tennessee 37208.

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 24th day of July, 2002.

B.B. Doubleday, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B.B. Doubleday, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2002.

Notary Public

My Commission Expires: 11.22.05

NOTARY PUBLIC AT LARGE