ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sean T. Cunningham Frances R. Cunningham 235 Sawyer Brown Road Nashville, TN 37221	Countrywide Home Loans, Inc. Attn: Tax Dept. 450 Park Granada Calabasas, CA 91302	MAP and PARCEL 128-10 86

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Robert M. Elkins and Juanita Faye Elkins, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sean T. Cunningham and Frances R. Cunningham, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 115 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert M. Elkins and wife, Juanita Faye Elkins, by Warranty Deed dated June 20, 1999, from Thomas Allen Walker, Sr., Diane Campbell, Wendell Wayne Walker, and Ronald Edward Walker, of record in Book 11548, Page 452, Register's Office for Davidson County, Tennessee.

This is property with a common address of 235 Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4175, Page 154, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4467, Page 85, said Register's office.

Davidson County DEEDWARR
Recvd: 04/03/03 10:25 2pgs
Fees:13.00 Taxes:469.53
20030403-0044028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $126,900.00

Affiant

Subscribed and sworn before me this 31st day of March, 2003.

Notary Public

My Commission Expires: 7/25/2005

ANN M. LEDET
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **March, 2003.**

Robert M. Elkins

Juanita Faye Elkins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert M. Elkins and Juanita Faye Elkins, husband and wife** , with whom I am personally acquainted, or who 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 office this **31st** day of **March, 2003.**

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

Notary Public
My Commission Expires: 1/28/2006

File No. 0303-101