This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Mail to: Peoples Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ben R. Cunningham
1105 Riverside Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 07/08/03 17:19 2pgs
Fees:13.00 Taxes:1121.10
20030708-0094168

MAP **44-15**
GROUP
PARCEL **434**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Danny Foutch and wife, Charlene L. Foutch** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ben R. Cunningham and wife, Helen C. Cunningham**, hereinafter called the "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. 2 of a Re-Subdivision of Lot 11A of the Village of Old Hickory, of record in Plat Book 5190, page 488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William Danny Foutch and wife, Charlene L. Foutch by deed from Howard Baggett and wife, Gail Baggett of record in Book 7047, page 563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an Easement Agreement of record in Book 7019, page 631, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1105 Riverside Drive, Old Hickory, Tennessee 37138.

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, GRANTORS do covenant with the said "GRANTEES" that they are 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 27th day of June, 2003.

William Danny Foutch

William Danny Foutch

Charlene L. Foutch

Charlene L. Foutch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Danny Foutch and wife, Charlene L. Foutch**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 2003.

Rebecca L. Garland

NOTARY PUBLIC

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $303,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of June, 2003.

Rebecca L. Garland

NOTARY PUBLIC

My Commission Expires: 5/29/05