WARRANTY DEED

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,260.00

Kenneth G. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH G. CUNNINGHAM (NAME)	GMAC MORTGAGE CORP (NAME)	73-7-184
2210 A CABIN HILL ROAD (ADDRESS)	100 WITMER ROAD (ADDRESS)	
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	HORSHAM, PA 19044-0963 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TWO RIVERS DUPLEXES, A JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH G. 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 LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE TO WIT:
BEING LOT NO. 50A, OF ZONE LOT DIVISION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53, SECTION 3, CABIN HILL SUBDIVISION, AS RECORDED IN BOOK 6250, PAGE 361, BEING A REVISION OF SECTION 3, CABIN HILL, OF RECORD IN BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TWO RIVERS DUPLEXES, A JOINT VENTURE C/O FRANK F. GHERTNER, GHERTNER & COMPANY, BY DEED FROM CABIN HILL ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN BOOK 6245, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

Davidson County DEEDWARR
Recvd: 04/01/04 13:39 2pgs
Fees:13.00 Taxes:267.36

20040401-0036784

unimproved ( )
This is improved (X) property, known as 2210 A CABIN HILL ROAD, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 30th day of March, 2004

TWO RIVERS DUPLEXES
By: Frank F. Ghertner
FRANK F. GHERTNER,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, I DYKE TATUM, A NOTARY PUBLIC IN AND FOR SAID COUNTY, THE WITHIN NAMED FRANK F. GHERTNER, MANAGING PARTNER OF TWO RIVERS DUPLEXES, A TENNESSEE JOINT VENTURE, THE BARGAINOR HEREIN, WITH WHOM I AM PERSONALLY ACQUAINTED OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 30 th DAY OF March, 2004.

MY COMMISSION EXPIRES: 05/29/05

I DYKE TATUM

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN