Davidson County DEEDWARR
Recvd: 06/03/04 14:30 3pgs
Fees:18.00 Taxes:606.80
20040603-0065518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of June, 2004.

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eric M. Hill and Kelli C. Hill
5253 Village Way
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 161-10-0-B-204

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, **Michael C. Cunningham and Rebekah E. Cunningham, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Eric M. Hill and wife, Kelli C. Hill** 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:

Being Lot No. 50 on the plan of Villages of Brentwood, Phase Eleven (Brentwood Summit) of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael C. Cunningham and Rebekah E. Cunningham, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc. of record in Instrument No. 20010605-0058577, Register's Office for Davidson County, Tennessee dated May 31, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 949, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6143, Page 11, as amended in Book 6393, Page 495, Book 8507, Page 931, Book 11526, Page 579, Instrument No. 200006060056066, Register's Office for Davidson County, Tennessee.

Easement for Ingress & Egress of record in Book 11076, Page 537, Book 11076, Page 661, Book 11526, Page 579, Register's Office for Davidson County, Tennessee.

Easement for Water mains & appurtenances in Book 8197, Page 338, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 200006060056067, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement in Book 11078, Page 919, Register's Office for Davidson County, Tennessee.

OCD of common areas to HOA in Instrument No. 20001214-0122894, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5253 Village Way, Nashville, Tennessee 37211.

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 3rd day of June, 2004.

Michael C. Cunningham

Rebekah E. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Cunningham and Rebekah E. Cunningham, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2004.

Notary Public

My Commission Expires: 11/2/05

KATHOMAS SIDWELL
Notary Public At Large
WILLIAMSON COUNTY, TN

10411-KH