THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 11/30/04 14:08 3pgs
Fees:18.00 Taxes:1387.50
20041130-0142343

WARRANTY DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
TRacy McMurtry	Same	Map 26-5
~~404~~ South Main St		parcel 38
Goodlettsville, TN	37072	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, MICHAEL P. CUNNINGHAM and wife, KELLYE CUNNINGHAM, hereinafter called the GRANTOR, have bargained and sold and by these presents does transfer and convey unto TRACY McMURTRY, CARL McMURTRY and ROBERT WINGO, hereinafter called the GRANTEE, as joint tenants with a right of survivorship, his heirs and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows to-wit:

BEING Lots 6, 7 and 8 of Block "A", Roscoe lace Subdivision, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of State Highway No 11 and the Souther margin of Roscoe Street, in the town of Goodlettsville, Tennessee; thence North 86 degrees East 188 feet to a point; thence South 33 degrees 28 minutes East 150 feet to a point; thence South 86 degrees West 188 feet to a point in the east margin of said State Highway; thence with the east margin of said Highway and along a curve with a radius of 29-5 feet or a chord of North 3 degrees 15 minutes west 103 degrees 7 minutes to the point of tangent of said curve; thence North 4 degrees 46.3 feet to the point of beginning.

BEING the same property conveyed to Michael P. Cunningham by Deed from Elizabeth Garrett Thomas, an unmarried widow, dated May 17, 1985, and recorded on June 13, 1985, in Book 6581, page

959, said Register's Office.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as: 404 South Main Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 8th day of November, 2004.

MICHAEL P. CUNNINGHAM

KELLYE CUNNINGHAM

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, MICHAEL P. CUNNINGHAM and KELLYE CUNNINGHAM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 8th day of November, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP. 24, 2005

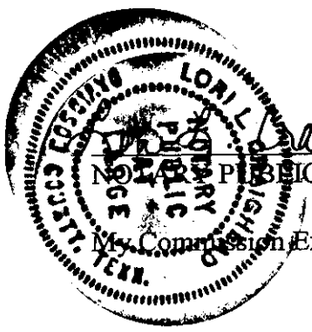
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 375,000.00 .

Subscribed and sworn to before me, this the 8th day of November, 2004.

_____
Affiant



_____
NOTARY PUBLIC

My Commission Expires SEP. 24, 2005

My Commission Expires:_____