PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 46231
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/27/05 11:26 2 pgs
Fees:13.00 Taxes:1609.50
20050427-0046852

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas C. Cunningham Dana D. Cunningham 5929 Long Meadow Rd. Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-09-074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$435,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald E. Schrader and Florence R. Schrader, trustees of the Schrader Living Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas C. Cunningham and Dana D. Cunningham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Hillwood Estates Section 14 of record in Book 2900, page 36 Register's Office for said County.

Said Lot No. 366 fronts 175 feet on the broken easterly margin of Long Meadow Road and extends back 226.6 feet on the northerly line and 233.5 feet on the southerly line to a dead line in the rear, measuring 180.2 feet thereon.

Being the same property conveyed to Donald E. Schrader and wife, Florence R. Schrader by deed from R.C. Adams and wife, Hazel Adams of record in Book 3179, page 11, said Register's Office. By Quitclaim Deed of record in Book 10297, page 655, said Register's Office, Donald E. Schrader and wife, Florence R. Schrader conveyed subject property to Donald E. Schrader and Florence R. Schrader Trustees, or their successors in trust, under the revocable Schrader Living Trust, dated December 18, 1996.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900 Page 36, said Register's Office, which Plan shows a 75 foot minimum building setback line from Long Meadow Road and a 10 foot easement for public utility purposes along the rear line(s). Agreement with Davidson County Highway Department as set forth in instrument of record in Book 2991, page 120, said Register's Office.

This is improved property, known as: 5929 Long Meadow Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2005.

Donald E. Schrader Co Trustee — Florence R. Schrader Co. Trustee

Donald E. Schrader, Co-Trustee — Florence R. Schrader, Co-Trustee

State of TENNESSEE

County of DAVIDSON

On this 15th day of April, 2005 , before me the undersigned authority, personally appeared Donald E. Schrader Florence R. Schrader Trustees of the Schrader Living Trust Cust to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed as authorized under the terms of said trust agreement.

Cust

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Sworn and subscribed before me this the 15th day of April, 2005

Notary Public

My Commission Expires: 11-6-06

NOTARY PUBLIC AT LARGE CARTER CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006