This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Paul Austin Cunningham, Jr.
2927 Louise Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 12/16/05 10:23 3 pgs
Fees:18.00 Taxes:331.15
20051216-0151119

MAP **119-13-0**
GROUP
PARCEL **56.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Walker Harris** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Paul Austin Cunningham, Jr. unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain parcel of land in Davidson County, Tennessee, being Lot No. 88 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for said County.

Said Lot No. 88 fronts 65 feet on the westerly side of Louise rive and runs back 202.84 feet on the north line and 201.73 feet on the south line, to a dead line in the rear and measures 65 feet thereon.

Being the same property conveyed to Elizabeth Walker Harris by deed from Judy A. Butner dated May 23, 2005, of record in Instrument No. 20050603-0063454, Register's Office for Davidson County, Tennessee.

Judy A. Butner executes this instrument of behalf of Elizabeth Walker Harris, by virtue of a Power of Attorney filed for record in Instrument No. 20051216-0151118, Register's Office for Davidson, Tennessee.

This is improved property known as 2927 Louise Drive, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2005, a lien now due and payable. Map 119-13-0, Parcel 56.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2005 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

3. Subject to an easement for 20 foot easement in favor of The Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in an instrument of record in Book 6947, page 276, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

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, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of December, 2005.

Elizabeth Walker Harris
by Judy A. Butner, ALF

Elizabeth Walker Harris, by Judy A. Butner, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 12th day of December, 2005, in Mt. Juliet, Tennessee, before me personally appeared Judy A. Butner to me known to be the person who executed the foregoing Warranty Deed on behalf of Elizabeth Walker Harris, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Elizabeth Walker Harris, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 12th day of December, 2005.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $89,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of December, 2005.

NOTARY PUBLIC
My Commission Expires: _____

BRENDA S. LANE
STATE OF TENNESSEE
EXP. 5-27-06
NOTARY PUBLIC
DICKSON COUNTY, TENN.