THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Donald M. Cunningham and wife, Rosemary Cunningham, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Christopher Wade Cardwell and wife, Marcie Allen Cardwell, hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN, BEING Lot No. 14 on the Plan of Revision Two Final Plat for Chase Creek, of record in Plat Book 9700, page 524, Register's Office for Davidson County, TN , to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Donald M. Cunningham and Rosemary Cunningham by deed from St. Paul Southern Methodist Church, which deed is recorded in Instrumnet No. 20020528-0064101, Register's Office for Davidson County, TN.

This is Improved property known as 8017 East Chase Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with said Grantee that Grantor is lawfully seized 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; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 13th day of January, 2006.

Rosemary Cunningham By

Davidson County DEEDWARR
Recvd: 01/17/06 10:43 2 pg
Fees:13.00 Taxes:3145.00
20060117-0005974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald M. Cunningham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of January, 2006.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/26/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Donald M. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Rosemary Cunningham, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rosemary Cunningham, the bargainor, by the said Donald M. Cunningham, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of January, 2006.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/26/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $850,000.00.

Affiant

Sworn to and subscribed before me this the 13th day of January, 2006.

Notary Public

KARA EVERETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My commission expires:

MY COMMISSION EXPIRES:
September 22, 2007

New Owner
Christopher Cardwell
8017 East Chase Court
Nashville, TN 37221

Send Tax Bills To:
Pinnacle
211 Commerce St, Ste 300
Nashville TN 37219

Map & Parcel
Map 156-9
Parcel 41