This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
James M. Cunningham
410 Gwin Place
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 93-16
PARCEL 113.00

Davidson County DEEDWARR
Recvd: 03/06/06 16:08 2 pg
Fees:13.00 Taxes:3.05
20060306-0025903

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, I, Jackie Hatcher, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James M. Cunningham, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 114, on the Plan of Maury and Claiborne's Addition to Nashville, of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jackie Hatcher by deed from Henry L. Davis of record in Book 5517, Page 168, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2006 are a lien but not due and payable.

Order for demolition or removal of structure of record in INST: 20060105-0001746, said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 89 Maury Street, Nashville, TN 37210, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Cunningham, his heirs and assigns, forever; and I, Jackie Hatcher, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 2nd day of March, 2006.

Jackie Hatcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jackie Hatcher, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 825.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

JANE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.