WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/11/08 09:03 2 pgs
Fees:13.00 Taxes:777.00

20080211-0013504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Carolyn Ann Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MICHAEL CUNNINGHAM	SAME	MAP 60-12 PARCEL 148
(NAME)	(NAME)	
1386 QUARRY ROAD		
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CAROLYN ANN HOFFMAN, INDIVIDUALLY AND FORMERLY AS TRUSTEE OF HOFFMAN CHILDREN'S TRUST U/A/D 8/2/85 and HOFFMAN BETTER PLUMBING COMPANY, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES MICHAEL CUNNINGHAM, UNMARRIED,** , 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:

Land in the 12th Civil District of Davidson County, Tennessee, being described according to a survey by Barry Greer, Surveyor, March 13, 1985, as follows:
BEGINNING on the northerly margin of Hart Lane at the southwest corner of the Willie E. Beasley property in Book 4002, page 543, Register's Office for Davidson County; thence with the northerly margin of Hart Lane North 85 deg. 19' 28" West 150 feet, 147.27 feet field measurement to the southeast corner of the Harold E. Rainey property in Book 4002, page 429; thence with Rainey's easterly line North 04 deg. 22' 36" East 645.70 feet to an iron pin set this survey; thence South 87 deg. 58' 34" East 293.85 feet to an iron pin; thence south 04 deg. 42' 35" West 349.67 feet to an iron pin set this survey; thence North 86 deg. 02' 35" West 95.27 feet to an existing fence post; thence South 04 deg. 39' 06" West 113.54 feet to an existing fence post, being the northeast corner of the Beasley property; thence with Beasley's north line, North 87 deg. 08' 49" West 49.46 feet to Beasley's northwest corner; thence with Beasley's westerly line 193.32 feet to the beginning.

Being the same property conveyed to Carolyn Ann Hoffman, Trustee of the Hoffman Children's Trust created by William E. Hoffman, Jr., on August 2, 1985 by deed from William E. Hoffman, Jr. of record in Book 6621, page 900, Register's Office for Davidson County, Tennessee; said deed conveyed the real property less all buildings and improvements which had been previously quitclaimed to Hoffman Better Plumbing Co. Inc. by deed from William E. Hoffman, Jr. of record in Book 6621, page 897, Register's Office for Davidson County, Tennessee. The Hoffman Children's Trust having subsequently vested into Carolyn Ann Hoffman, individually, on July 31, 1991, which included the afore described real property interest under the terms of the afore recited trust instrument.

Hoffman Better Plumbing Company, Inc. being one and the same as Hoffman Better Plumbing Company, a Tennessee corporation.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 201 HART LANE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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(s) this 8th day of February, 2008.

HOFFMAN BETTER PLUMBING COMPANY, INC.
BY: William E. Hoffman Jr.
WILLIAM E. HOFFMAN, JR., PRESIDENT

Carolyn Ann Hoffman
CAROLYN ANN HOFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared WILLIAM E. HOFFMAN JR., with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of HOFFMAN BETTER PLUMBING COMPANY, the within named bargainor, and corporation/limited liability company, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said WILLIAM E. HOFFMAN, JR., as such President.

WITNESS my hand and official seal this 8th day of February, 2008.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My commission expires: 12-21-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared CAROLYN ANN HOFFMAN, the within named bargainor, and who acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of February, 2008.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My commission expires: 12-21-2011