WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Jesse L. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2008

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danielle A. Cunningham	Fifth Third Mortgage Co.	Parcel ID:
2561 Johnson Ridge Rd.	5050 Kingsley Dr., MD 1MOB 2X	14906016200
Antioch, TN 37013	Cincinnati, OH 45263	

FOR AND IN 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, we

Glen R. Taylor and wife, Jocelyn V. Taylor

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Danielle A. Cunningham and Jesse L. Cunningham, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 55, on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Glen R. Taylor, a married man, by deed from Scott R. Boyd and Kimberly Boyd, of record in Instrument 20006140059341, dated May 19, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7981, Page 478; Book 8038, Page 838; Book 8313, Page 17; Book 9781, Page 987; Book 10650, Page 783; Book 923, Page 1; Book 8323, Page 410; Book 8191, Page 323; Book 8191, Page 324; and Book 7981, Page 519, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 626; and (3) Sewer Easement of record in Book 6269, Page 197 and Book 6298, Page 582, said Register's Office.

Jocelyn V. Taylor joins in this Deed of Trust for the purpose of conveying and waiving such marital rights, if any, he/she may have in and to the said property. The said Jocelyn V. Taylor having no personal liability in connection with the loan to which reference is made herein.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2561 Johnson Ridge Rd., Antioch, TN 37013

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 our hands this 22nd day of August, 2008.

Glen R. Taylor

Jocelyn V. Taylor

Davidson County DEEDWARR
Recvd: 08/27/08 10:26 2 pgs
Fees:13.00 Taxes:536.50
20080827-0087922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen R. Taylor and wife, Jocelyn V. Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.