THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/08 13:58 2 pgs
Fees:13.00 Taxes:297.85

20080909-0092346

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $80,500.00.

Affiant

Sworn to and subscribed before me this 5 day of Aug, 2008.

NOTARY PUBLIC

My Commission Expires: 5-22-10

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Ronald Cunningham	Same	06903009200
6113 Stillmeadow Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eugene Robinson, David Robinson, William Robinson, III, and Marjorie Robinson Hebron**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ronald Cunningham, hereinafter called "Grantee", his heirs and assigns**, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 63 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 85.0 feet on the northerly margin of Hydesdale Lane and runs back between lines, the easterly line being 191.66 feet and the westerly line being 185.87 feet to a broken line measuring 113.44 feet thereon.

Being the same property conveyed to William R. Robinson and wife, Hortense R. Robinson by deed from Cumberland Builders, Inc., of record in Book 4574, page 846, Register's Office for Davidson County, Tennessee; the said William R. Robinson having conveyed his interest to Hortense R. Robinson by deed of record in Book 5839, page 297, said Register's Office; the said Hortense R. Robinson (a/k/a Hortense Septemberine Robinson) having since died devising said property to William R. Robinson, Jr., David J. Robinson, Eugene B. Robinson and Marjorie Robinson Fox by will of record in Instrument No. 20080805-0080336, Register's Office for Davidson County, Tennessee; the said William R. Robinson, Jr., having since died leaving as his only heir-at-law, William R. Robinson, III.

It is understood and agreed that Marjorie Robinson Fox and Marjorie Robinson Hebron are one in the same persons.

The above-described property is not the place of usual residence of any of the Grantors, herein.

This is improved property known as 3919-3921 Hydsdale Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns 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 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 5 day of September, 2008.

Eugene Robinson

EUGENE ROBINSON

William Robinson III POA

WILLIAM ROBINSON, III

David Robinson

DAVID ROBINSON

Marjorie Robinson Hebron POA

MARJORIE ROBINSON HEBRON

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 **Eugene Robinson and David Robinson**, the Bargainer, 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 this 5 day of September, 2008.

R. Robert F. Spann

NOTARY PUBLIC

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-22-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of September, 2008, before me personally appeared **David J. Robinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **William R. Robinson, III**, and **Marjorie Robinson Hebron** and acknowledged that such person executed the same as the free act and deed of **William R. Robinson, III and Marjorie Robinson Hebron.**

Witness my hand and official seal this 5 day of September, 2008.

R. Robert F. Spann

NOTARY PUBLIC

My Commission Expires 5-22-10.