SEND TAX BILLS TO:

Owner

ADDRESS OF NEW OWNER (S):

John P. Cunningham

4029 Elizabeth Drive

Hermitage, TN 37076

MORTGAGEE (IF ANY):

N/A

MAP 96-14 GR PARCEL 291.00

IMPROVED UNIMPROVED X
PROPERTY

No title opinion has been requested.

Davidson County DEEDWARR
Recvd: 01/22/09 09:54 3 pgs
Fees:18.00 Taxes:133.20
20090122-0005400

THIS INSTRUMENT PREPARED:
A. ENSLEY HAGAN, JR.
ATTORNEY AT LAW
107½ S. CUMBERLAND ST.
LEBANON, TENNESSEE 37087

DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Six Thousand Dollars ($36,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, David Harris, unmarried, have this day bargained and sold, and by these presents do hereby transfer and convey unto John P. Cunningham, and wife, Dawn M. Cunningham, their heirs and assigns, the following described tract of land being a tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

> Being Lot No. 2, on the Resubdivision of Lot 67, Happy Acres, of record in Plat Book 9700, page 883, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to David Harris by deed from Joseph J. Wright, Jr., dated June 9, 2007, of record in Instrument No. 20070626-0075946, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 2, on the Resubdivision of Lot 67 Happy Acres, Nashville, Tennessee.

Taxes for the 2008 year will be paid by the Seller. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2008, a lien not yet due and payable. Map 96-14, Parcel 291.00. If improvements are completed after January 1 of any year, the law requires

supplemental assessment for the year in which the improvements are completed, as defined by Statue. Any applicable 2008 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due a payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 2447, page 557, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions, and limitations shown on the Plat of record in Plat Book 9700, page 883, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD unto the said John P. Cunningham, and wife, Dawn M. Cunningham, their heirs and assigns forever the said property, together with the hereditaments and appurtenances thereto appertaining, in fee simple.

I covenant that I am lawfully seized and possessed of the described tract of land and have a good and lawful right to convey the same and the same is unencumbered and I shall forever warrant and defend the title thereto against all lawful claims of whomsoever.

Davidson County property taxes for the year 2008 shall be paid by the Seller.

WITNESS MY HAND on this the 16th day of January, 2009.

David Harris

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid county and state, the within named bargainor, David Harris, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of January, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-17-11

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $36,000.00 .

Affiant

Sworn to and subscribed to before me this 16th day of January, 2009.

Notary Public

My Commission Expires: 09-17-11



Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122