Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
James A. Wingate
7212 Santeelah Way
Antioch, TN 37013

Map and Parcel: 181-03-0A-143.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HAROLD W. CUNNINGHAM and wife, PATRICIA M. CUNNINGHAM,** has this day bargained and sold and does hereby transfer and convey unto, **JAMES A. WINGATE and TAMMY D. WINGATE, husband and wife**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 148 (One Hundred Forty Eight) on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Harold W. Cunningham and wife, Patricia M. Cunningham, by deed from Richard Hampton and wife, Donna L. Hampton, dated January 18, 2002, appearing of record in Instrument Number 20020124-0009899, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to By-Laws of Indian Creek Estates Homeowner's Association, Inc., of record in Book 11033, page 509; amended in Instrument Number 20000727-0074153; Declaration of Covenants, Conditions, and Restrictions for Indian Creek Estates of record in Book 10752, page 553; Supplemental Declarations of record in Book 11708, page 575; First amendment to Declaration of Covenants, Conditions & Restrictions of record in Instrument Number 20000727-0074152; An Easement for family cemetery for Richard J. Byrd and wife, and their decendants and immediate families of record in Book 6549, page 403; Storm Water Detentionm Agreement of record in Book 10729, page 380; Charter for Indian Creek Homeowner's Association, Inc., of record in Book 11031, page 79; Easement to United Telephone Company of record in Instrument Number 20000802-0076684; Planned Unit Development Boundary of record in Book 9700, page 391; all matter shown on plan of record in Book 9700, page 817; all of said Register's Office.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **JAMES A. WINGATE and TAMMY D. WINGATE, husband and wife,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20090036476 DEEDWARR
Recvd: 06/02/09 16:13 2 pgs
Fees:13.00 Taxes:725.20
20090602-0050876

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of May, 2009.

HAROLD W. CUNNINGHAM

PATRICIA M. CUNNINGHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Harold W. Cunningham and wife, Ptricia M. Cunningham,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

29th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of May, 2009.

ZOILA K. ESTES STATE OF TENNESSEE

NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 04.19.2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

*$196,000.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $196,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 29th day of May, 2009.

ZOILA K. ESTES STATE OF TENNESSEE

NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 04.19.2010