WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: February 8, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Cunningham	James Michael Cunningham	147030A02300 147030A02400
(NAME) 441 Harding Place Unit B7,B8,B14,B23	410 Gwen Pl. (NAME) ~~441 Harding Place Unit B7,B8,B14,B23~~	147030A03000
(ADDRESS) Nashville, TN 37211	Mt. Juliet, (ADDRESS) TN 37122 ~~Nashville, TN 37211~~	147030A03900
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091602

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Phillip C. Barnett II and wife, Kristie M. Barnett**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Michael Cunningham**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

This is improved **X** property, known as 441 Harding Place Unit B7,B8,B14,B23, Nashville, TN 37211
(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 19th day of October, 2009.

BILL GARRETT, Davidson County
Trans:T20090071487 DEEDWARR
Recvd: 10/21/09 09:40 2 pgs
Fees:13.00 Taxes:365.93
20091021-0097112

Phillip C. Barnett II

Kristie M. Barnett
by Phillip C. Barnett II
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Phillip C. Barnett II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Phillip C. Barnett II executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2009.

Commission expires: February 8, 2011

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

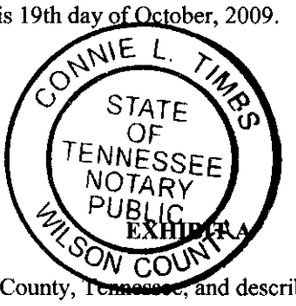
Connie L. Timbs Notary Public

State of Tennessee)
County of Sumner)

On this 19th day of October, 2009, before me personally appeared Phillip C. Barnett II, 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 Kristie M. Barnett, and who acknowledged that he executed the same as the free act and deed of Kristie M. Barnett.

Witness my hand and official seal this 19th day of October, 2009.

Commission expires: February 8, 2011



Connie L. Timbs — Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
Unit B-7 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office for a more complete identification and description of such unit.

TRACT NO. 2:
Unit B-8 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office for a more complete identification and description of such unit.

Tracts 1 and 2 BEING all of the same property conveyed to Phillip C. Barnett II and wife, Kristie M. Barnett by Warranty Deed from C & H Company dated February 5, 2002 and filed of record in Instrument 20020212-0018466, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:
Unit B-14 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office for a more complete identification and description of such unit.

TRACT NO. 4:
Unit B-23 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office for a more complete identification and description of such unit.

Tracts 3 and 4 BEING all of the same property conveyed to Phil Barnett and wife, Kristie Barnett by Warranty Deed from Phillip C. Barnett and wife, Pamela F. Barnett dated November 10, 2004 and filed of record in Instrument 20041112-0138273, Register's Office for Davidson County, Tennessee.