THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410,
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20100013633 DEEDWARR
Recvd: 03/08/10 11:07 2 pgs
Fees: 13.00 Taxes: 444.00

20100308-0017580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **120,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/19/13

(AFFIX SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Cunningham	New Owner	MAP 051-10-E
816 Lewis Court		PARCEL 16.00CO
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Emily Maines Driscoll, Melissa Maines Carter, Stephanie Maines Roth, and Roy M. Maines, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark J. Cunningham and wife, Kay R. Cunningham**

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:

Land in Davidson County, Tennessee, being Unit number 16, known as 816 Lewis Court, Madison, Davidson County, Tennessee, and a part of Oakland Trace Condominiums, Phase III, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, 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 the said Master Deed. Reference is made to the Plat of Oakland Trace - Phase III - as shown of record in Book 7506, page 640, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Frances B. Maines by deed recorded in Book 7607, page 916, said Register's Office. The said Frances B. Maines has since died. Under the provisions of the Last Will and Testament of Frances B. Maines (filed with the Seventh Circuit Court of Davidson County, Tennessee under Docket number 10P244), the described property was devised unto Melissa Maines Carter, Emily Maines Driscoll, Stephanie Maines Roth and Roy M. Maines, Jr.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **816 Lewis Court, Madison, TN 37115.**

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 the 1st day of March, 2010.

Melissa Maines Carter
Melissa Maines Carter

Stephanie Maines Roth
Stephanie Maines Roth

Emily Maines Driscoll by Melissa Maines Carter Atty in Fact
Emily Maines Driscoll by Melissa Maines Carter, Attorney-in-Fact

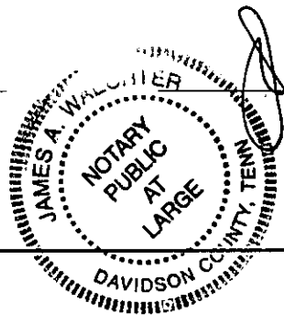
Roy M. Maines, Jr.

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 **Melissa Maines Carter, Stephanie Maines Roth and Roy M. Maines, Jr**. the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2010.

My Commission expires 1-9-12



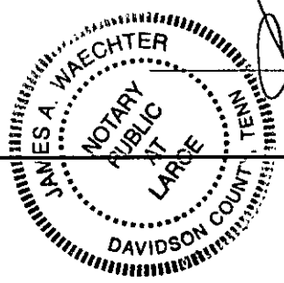
Notary Public

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 **Melissa Maines Carter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Emily Maines Driscoll** , as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 1st day of March, 2010.

My Commission expires 1-9-12



Notary Public