THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29645-07-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Cynthia Cunningham, Michael Cunningham 5986 Pettus Road Antioch, TN 37013	**Send Tax Bills To:** Franklin American Mortgage 501 Corporate Centre Drive Ste. 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 182 000 20600

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, **Lisbeth A. White, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia Cunningham and Michael Cunningham, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5986 Pettus Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2010.

Lisbeth A White by

Lisbeth A. White
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Lisbeth A. White**, and is authorized by the said **Lisbeth A. White** to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of August, 2010.

Beth M Brock
Notary Public

My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

BILL GARRETT, Davidson County
Trans:T20100050515 DEEDWARR
Recvd: 08/16/10 10:34 2 pgs
Fees:13.00 Taxes:1406.00

20100816-0064352

EXHIBIT "A"

Land in Davidson County, Tennessee, and described according to survey prepared by Allen Trumbro, RLS No. 1127, Land Surveying Consultants, 610 West College Street, Ste. 145, Murfreesboro, TN 37130, as follows:

Beginning at an iron rod situated in the easterly margin of Pettus Road, said point being 450 feet, more or less, north of the intersection of Old Hickory Boulevard in the 31st Councilmatic District of Nashville, Davidson County, Tennessee.

Thence, with said road and around a curve having a central angle of 03 deg., 14 min. 58 sec, a radius of 4408.02 feet, a length of 250.00 feet and a chord which bears N 05 deg., 49 min. 41 sec., W for a distance of 249.97 feet to an iron rod in the southerly line of the property conveyed to Diane Woolfolk, of record in Book 11459, page 426, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, N 83 deg., 38 min. 22 sec. E, a distance of 435.54 feet to an iron rod;

Thence, S 73 deg. 00 min. 59 sec. E a distance of 491.88 feet to an iron rod;

Thence S 08 deg. 57 min. 43 sec. E a distance of 105.42 feet to an iron rod;

Thence S 61 deg. 35 min. 05 sec. W a distance of 190.00 feet to an iron rod;

Thence S 87 deg. 57 min. 35 sec. W a distance of 252.72 feet to an iron rod;

Thence N 83 deg. 57 min. 06 sec. W a distance of 477.31 feet to the point of beginning and containing 5.63 acres of land, more or less.

Being the same property conveyed to Richard Lee White and wife, Lisbeth A. White by deed dated 08/24/07 from Stanley D. Roberts and wife, Charlotte A. Roberts of record in Instrument No. 20070829-0103901, Register's Office for Davidson County, Tennessee. Richard Lee White died on April 16, 2010.

This conveyance is made subject to:

1. 2010 State and County Taxes which have been prorated and assumed by the Grantees.
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.