STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/3/16
File No. G12-4167D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120039915 DEEDWARR
Recvd: 05/31/12 11:45 3 pgs
Fees:18.00 Taxes:1028.60
20120531-0047223

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tommy Cunningham, III (NAME)	New Owner (NAME)	18-8-49
708 South Dickerson Road (STREET ADDRESS)	708 N. Main St. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Steve Nichols, Executor of The Estate of John Shiririam**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tommy Cunningham, III**, 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:

A tract of land in the 2nd Civil District of Davidson County, Tennessee in the City of Goodlettsville at the northwest corner quadrant of the intersection of Dickerson Road, U.S. Hwy. 41 and 31, and the Old Springfield Road and being more fully described as follows:

Beginning at an iron pin on the northerly margin of Dickerson Road, U.S. Hwy. 41 and 31, at the intersection of the westerly margin of Old Springfield Road; thence,

1) **Leaving Dickerson Road, S 70°10'33"W, a distance of 120.00' to an iron pin; thence,**
2) **S 19°46'00" E, a distance of 482.52' parallel with and 120' from the margin of Dickerson Road, U.S. Hwy 41 and 31; thence**
3) **S 70°10'33" W, a distance of 324.46' to an iron pin in the right-of-way of the L&N Railroad property; thence,**
4) **With the said right-of-way of the L&N Railroad, N 57°08'57" W, a distance of 649.15' to a point in the center of Lumsey Branch; thence,**
5) **With the centerline of Lumsey Branch, N 47°13'15" E, a distance of 189.60' to a point; thence,**
6) **Continuing with the centerline of Lumsey Branch, N 44°03'34" E, a distance of 359.00' to a point; thence**
7) **Continuing with the centerline of Lumsey Branch, N 23°58'14" E, a distance of 76.00' to a point on the westerly margin of Old Springfield Pike; thence,**
8) **With the margin of Old Springfield Pike, s 63°14'38" E, a distance of 166.02' to an iron pin; thence,**
9) **Continuing with the margin of said pike, S 61°00"13" E, a distance of 265.64' to the point of beginning and containing 8.726 acres by survey of Theodore E. Martin, Jr. dated September 30, 1981.**

Grantors do hereby grant to Grantee a non-exclusive right of ingress and egress over a tract of land described as follows:

Beginning at an iron pin on the northwesterly margin of Dickerson Road, U.S. Hwy 41 and 31, where the width of said margin changes from 35' to 125' from centerline; thence,

1) **Southerly with a curve to the right having a radius of 1,875.00' and a central angle of 1°31'40", a distance of 50.00' to an iron pin; thence,**
2) **Leaving Dickerson Road, S 70°10'33" W, a distance of 209.05 to an iron pin at the southeast corner of the tract of land described above; thence,**
3) **With the east line of the tract above described, N 19°46'00" W, a distance of 50.00' to an iron pin; thence,**
4) **N 70°10'33" E, a distance of 209.77' to the point of beginning.**

BEING the same property conveyed to John Shiririam from First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., Charles W. McDowell, Sr., Anna Johnson White, Marvin J. Terrell, an unmarried man, James W. Stewart, an unmarried man, and Gloria H. Yokley, by Deed dated October 1, 1984, in Book 6393, Page 452, in the Register's Office for Davidson County, Tennessee.

John Shiririam having since died testate on December 24, 2007. Pursuant to the Order to Sell Real Property as Docket No. 08P-704 and filed May 18, 2012 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Steve Nichols, Executor of the Estate of John Shiririam, is hereby authorized to sell and convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Ingress/Egress Easement as recorded in Book 6393, page 452, Register's Office for Davidson County, Tennessee.

2. Permanent Easement and Right of Way for street purposes and right of entry for temporary construction purposes as recorded in Book 6678, page 696, Register's Office for Davidson County, Tennessee.

3. Subject to flow of creek.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 708 South Dickerson Road, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 24th day of May, 2012.

THE ESTATE OF JOHN SHIRIRIAM

By: _____ May 24, 2012
Steve Nichols, Executor Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steve Nichols, Executor for The Estate of John Shiririam, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066