File Box 2

# WARRANTY DEED

BOOK 5796 PAGE 994

FROM Charles V. Runion and wife Janice L. Runion

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | MICHAEL L. BERKLEY AND WIFE PATRICIA J. BERKLEY<br>2304 Weona Drive<br>Donelson, Tennessee 37214 |
| SEND TAX BILLS TO: | Mercantile Mortgage Company<br>P.O. Box 14569<br>St Louis, Missouri 63178 |
| PREPARED BY: | Clyde Paul Holland, Attorney<br>Holland, Lynn and Associates<br>65 Music Square East, Nashville, TN 37203-3292 |
| MAP-PARCEL NOS: | 84-11/201<br>03DZ44998 |

G60747

IDENTIF. REFERENCE

SEP 22 8 34 AM '81

FELIX Z. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00 Affiant Michael L Berkley

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September 1981

Linda N. Butler
NOTARY PUBLIC

DATE 3/15/85
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of .....TEN AND NO/100----------

.($10.00)---------- DOLLARS

cash in hand paid by Michael L. Berkley and wife Patricia J. Berkley, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said Michael L. Berkley and wife Patricia J. Berkley, to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by a Deed of Trust executed by Charles V. Runion and wife Janice L. Runion to James Bellar, Trustee, of record in Book 5473, Page 736, Register's Office for said County, to secure to Mercantile Mortgage Company, one note dated July 31, 1979 in the original principal amount of $38,950.00 due on or before August 1, 2009, in conformity with the terms and conditions therein stated.
CHARLES V. RUNION AND WIFE JANICE L. RUNION, GRANTORS

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Michael L. Berkley and wife Patricia J. Berkley, Grantees

their ..... their (his, her, its) heirs, successors 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 Lot No. 186 on the map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Said County.

SAID Lot No. 186 fronts 70 feet on the northerly margin of Weona Drive and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Charles V.Runion and wife Janice L. Runion, by deed from Harry D. Bass and Marie Bass as of record in Book 5473, Page 733, Register's Office for Davidson County, Tennessee.

9084 09/22 132.60- CHECK

unimproved ( )

This is improved (X) property, known as 2304 Weona Drive, Nashville, TN 37214
Number Street City State 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 GRANTEES THEIR heirs, successors 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 except of record.

AND GRANTORS do(es) further covenant and bind THEMSELVES, THEIR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand S this 16th day of September 1981

Charles V. Runion

Charles V. Runion

Janice L. Runion

Janice L. Runion

{STATE OF Tennessee ; COUNTY OF Davidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named Charles V. Runion and Janice L. Runion

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 18th day of September 19 81

2/15/83
Comission Expires

Linda M. Butler
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5796 PAGE 996

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 48500.00- CO | |
| | | | 126.10 CO TX | |
| | | | .50 PRFEE | |
| | | | 5.00 WDEED | |
| | | | CHECK | 132.60- |
| 9064A09/22/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660747

IDENTIF. REFERENCE

SEP 22 8 34 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844515