File Box 43

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

x Harold S. Runsvold, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 1985

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

BOOK 6617 PAGE 760

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBER
Harold S. Runsvold,Jr.	Standard Federal Savings & Loan	104-16
(NAME) 2308 18th Ave. South	(NAME) 481 N. Frederick St.	86
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37212	(STREET ADDRESS) Gaithersburg, Maryland 20877	24W8220
(CITY) (STATE) (P.O. ZIP)	(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 HEREBY ACKNOWLEDGED, WE, BLAIR BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold S. Runsvold, Jr., and wife, Patricia C. Runsvold

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 No. 105 on the Plan of Ravenswood Court Condominium Apartments, as of record in Book 6250, page 99, said Register's Office, as described in Master Deed of record in Book 6363, page 906 and By-Laws of record in Book 6363, page 935, said Register's Office to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Blair Builders, a Tennessee joint venture, by deed from Howard B. Johnston, Jr., unmarried of record in Book 6289, page 235, and from Martha L. Kiefer, single of record in Book 6318, page 290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as 2308 18th Avenue South, Nashville, Ten. 37212
(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 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 ti, 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 my hand this 25th day of July, 19 85

BLAIR BUILDERS

BY: Wolfgang Sauermann
Wolfgang Sauermann, Treasurer

3555

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wolfgang Sauermann evidenc or proved to me upon the basis of satisfactory /and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Treasurer /and _____ respectively of the Blair Builders the within named bargainor, a corporation, and that (he) (they) as such Treasurer /and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Wolfgang Sauermann as such Treasurer /, and attesting the same by the said _____ /as such/ _____.

Witness my hand and official seal at office at Nashville, Tenn. on this the 25th day of July, 19 85.

My commission expires 4/20/86

Notary Public

J 2 4 5 9 0

IDENTIF. REFERENCE

JUL 30 2 48 PM '85

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Blair Builders

TO

Harold S.Runsvold, Jr. et ux

Patricia C. Runsvold

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6617 PAGE 762

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

69500.00- CONT.
180.70 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 187.20-
2555A07/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 5 9 0

IDENTIF. REFERENCE

JUL 30 2 48 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 158640