STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 6791 PAGE 140

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Ronald D. Runyeon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 86.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon (NAME)	Investors Federal Savings Bank (NAME)	Map 102-12
6612 Fleetwood Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	Par # 5
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	8DA-52015

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, Joy H. Wahl, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Runyeon and wife, Kathryn A. Runyeon

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 Lot No. 107 on the Plan of Horton Heights, Section 10, as of record in Book 2133, page 32, Register's Office for said County.

Beginning at a point in the northwesterly margin of Fleetwood Drive, at the corner of Lots 65 and 107; thence with the line between said lots, northwesterly 225 feet to a point; thence southwesterly 222.9 feet to the northeasterly margin of Summerly Drive; thence with the margin of the same, southeasterly 155.2 feet to the beginning of a curve thence around said curve, easterly 39.3 feet to the margin of Fleetwood Drive; thence with the margin of the same, northeasterly 177 feet to the point of beginning.

Being the same property conveyed to Joyce Ann Hall Wahl by Final Decree of Divorce, Docket no. 60365, a certified copy of which is of record in Book 5111 page 196, Register's Office for Davidson County, Tennessee. The property having originally been conveyed to George F. Wahl and wife, Joy H. Wahl by deed from A. V. Oakes and Jim B. Smith, a partnership d/b/a Oakes & Smith Realtors of record in Book 4237, page 194, Register's Office for Davidson County, Tennessee. The Final Decree of Divorce divested George Francis Wahl of his interest in the property and vested his interest in Joyce Ann Hall Wahl.

This is unimproved ( ) improved (XX) property, known as 6612 Fleetwood Drive, Nashville, TN 37209
(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 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 her hand this 20th day of February, 19 86

Joy H. Wahl

STATE OF TENNESSEE
Davidson County

BOOK 6791 PAGE 141

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Joy H. Wahl, , unmarried

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February 19 86.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Joy H. Wahl, , unmarried

TO

Ronald D. Runyeon and wife, Kathryn A. Runyeon

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
FEB 27 12 45 PM '86

IDENTIFICATION

69087

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____

BOOK 6791 PAGE 142

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
			6800.00-	CAPT.
			176.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 183.30-
81-61A02/27/86				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 9 0 9

IDENTIFICATION REFERENCE

FEB 27 12 52 PM '86

FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TN

No. 222600