BOOK 6878 PAGE 156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $254,000.

X _____
Affiant

Subscribed and sworn to before me, this 2nd day of June, 1986.

_____
Notary Public

My Commission expires: 7-18-87

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Perry Dale, III and wife, Susan Pitts Dale 136 Longwood Place Nashville, TN 37215	Same	117-09-OB 019-CO 7DA 79632

WARRANTY DEED

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, **JOHN H. RUNNE AND WIFE, VIRGINIA H. RUNNE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PERRY DALE, III AND WIFE, SUSAN PITTS DALE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Dickson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Dickson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, as revised as to floor areas and lot coverages in Book 5419, page 183, said Register's Office to which reference is here made for a more complete description of said lot.

Being the same property conveyed to John H. Runne and wife Virginia H. Runne by deed from Creason Clayton Construction Company, Inc. of record in Book 5903, page 253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1986 taxes which have been prorated and assumed by Grantees;

2. Declaration of Covenants, conditions and restrictions, including but not limited to assessments, charges and liens contained in an instrument of record in Book 5344, page 353, said Register's Office;

3. The Plan of record in Book 5200, page 86, revised in Book 5419, page 183, said Register's Office, shows an Owners Certificate, a 10 foot minimum building setback line from Longwood Place, a 5' minimum building setback line from West side line and a 15 foot easement for drainage purposes along the east side line of said lot;

4. The survey of the premiss made by R.L. Montoya, Land Surveyor, dated June 24, 1982, shows the concrete drive encroaches the drainage easement on the east lot line;

5. Subject to the liens for any unpaid assessments and/or special assessments;

6. Restrictive covenants of record in Book 5344, page 353, said Register's Office.

This is improved property, known as: 136 Longwood Place
(House Number) (Street)

Nashville, Tennessee 37215
(P. O. Box) (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 our hands this 2nd day of June, 1986.

07594
IDENTIFICATION REFERENCE
JUN 5 | 45 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

John H. Runne
JOHN H. RUNNE

Virginia H. Runne
VIRGINIA H. RUNNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John H. Runne and wife, Virginia H. Runne,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 1986.

Notary Public

My Commission Expires: 7-18-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6878 PAGE 158

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
			254000.00- CONT.	
			660.40 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 661.30-	
			2007A05/05/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 7 5 9 4

IDENTIFICATION REFERENCE

JUN 5 1 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255658