THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

18704 BOOK 7214 PAGE 521

WARRANTY DEED

Address New Owner as Follows:

Gregory Runyan and wife,
Julie Ann Runyan
2722 Donna Hill Drive
Nashville, Tennessee 37214

Send Tax Bills To

MAR 24 3 08 PM '87

Map/Parcel Numbers

Same 75-7-85

FOR AND IN CONSIDERATION of the sum of Eighty-two Thousand Five Hundred Dollars ($82,500) H. Wallace Brown and wife, Evelyn J. Brown, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Gregory Runyan and wife, Julie Ann Runyan, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 346 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 346 fronts 100 feet on the southwesterly side of Donna Hill Drive and extends back 294.1 feet on the northwesterly line and 386.9 feet on the southeasterly line to a dead line, measuring 201.6 feet thereon.
>
> Being the same property conveyed to H. Wallace Brown and wife, Evelyn J. Brown, by deed of record at Book 3431, page 289, said Register's Office.

This is improved property located at 2722 Donna Hill Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that

the same is unencumbered, except for the following: taxes for the year 1987, Restrictive Covenants contained in Instrument of record at Book 2995, page 413, Register's Office for Davidson County, Tennessee, and the matters shown in the Plat of record in Book 2900, pages 54-55, said Register's Office. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23 day of April, 1987.

H. Wallace Brown

Evelyn J. Brown

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible] a Notary Public in and for the County and State aforesaid, personally appeared H. Wallace Brown and wife, Evelyn J. Brown, the within named 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 seal, at office in Nashville, Tennessee, this 23 day of April, 1987.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $82,500.00.

Affiant

Subscribed and sworn to before me, this the 23 day of April, 1987.

Notary Public

My Commission Expires:

July 28, 1987

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

RECEIVED OF _____

FOR _____

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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

8250.00 R- CAMT.
231.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 240.50-
900SAC4724/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18784.

IDENTIFI REFERENCE

APR 24 3 09 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 73742