THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Warren T. Runion
8130 Poplar Creek Road
Nashville, TN 37221

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Ave., P.O. Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS:
Map 155-3-B
Parcel 42.00
9D-79276

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beginnings, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Warren T. Runion and wife, Catherine J. Holsen hereinafter called the Grantee, Grantee's 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. 42 on the plan of River Park Estates, of record in Book 6250, page 658 and 659, as amended in Book 6785, page 427, both in the Register's Office for said County.

SAID Lot No. 42 fronts 80.00 feet on the northerly margin of Poplar Creek Road and extends back 128.35 feet on the easterly line and 135.00 feet on the westerly line to a broken line in the rear, measuring 80.44 feet thereon.

BEING the same property conveyed to Beginnings, Inc., by deed from Belmont Investment Corporation of record in Book 6976, page 197, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6672, page 600, and Book 7155, page 844, said Register's Office, and to the matters set forth in the above referenced plan of record.

2.1023
IDENTIFICATION REFERENCE
MAY 1 11 50 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (xx) improved property, known as 8130 Poplar Creek Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of April, 19 87.

Beginnings, Inc.
By: _____
Frederic W. Stephenson, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Frederic W. Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Beginnings, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville; Tennessee, this 29th day of April, 19 87

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 163,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 19 87.

My Commission Expires: Nov 4 1987

Notary Public

WARRANTY DEED

from:
Beginnings, Inc.

to:
Warren T. Runion and wife,
Catherine J. Holsen

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26575

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

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 710

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
			163000.00-	CAMT.
			456.40	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 462.90-
			1620A05/01/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2,102 3

IDENTIFI REFERENCE

MAY 1 11 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76280