BOOK 7456 PAGE 507 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE, 25th DAY OF January, 19 88

Notary Public Jeffrey W. Combos

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos and Lawless, P.C. First American Center, Nashville, TN 37238-0057

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Richard D. Runyeon	NEW OWNER	MAP 83-8
(NAME)	(NAME)	
2724 Meadow Rose Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 213
Nashville, Tennessee 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Bonnie L. McNally and Lola Mullican, sole heirs to theEstate of James B. Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Runyeon and wife, Carole 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:

Being Lot No. 19 on the Plan of Section 2, Whitman Meadow, of record in Book 3106, page 127, Register's Office for said County.

Said Lot No. 19 fronts 94.38 feet on the easterly side of Meadow Rose Drive and extends back 161.05 feet on the northerly line and 155 feet on the southerly line to a dead line in the rear on which it measures 103.65 feet.

Being the same property conveyed to James B. Hooper and wife, Bettie Bowling Hooper by deed from Floyd E. Robinson and wife, Barbara Joyce Robinson of record in Book 4283, page 993, Register's Office for Davidson County, Tennessee.

00321

IDENTIFICATION REFERENCE

JAN 26 1 56 PM '88

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2724 Meadow Rose Drive, Nashville, Tennessee 37206
(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 our hand s this 25th day of January, 19 88

Bonnie L. McNally

Bonnie L. McNally

Lola Mullican

STATE OF TENNESSEE
County of _____

BOOK 7456 PAGE 508

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Bonnie L. McNally and Lola Mullican

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the sole heirs of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of January 19 88

Commission expires January 21, 1990

_____
Notary Public

WARRANTY DEED

FROM

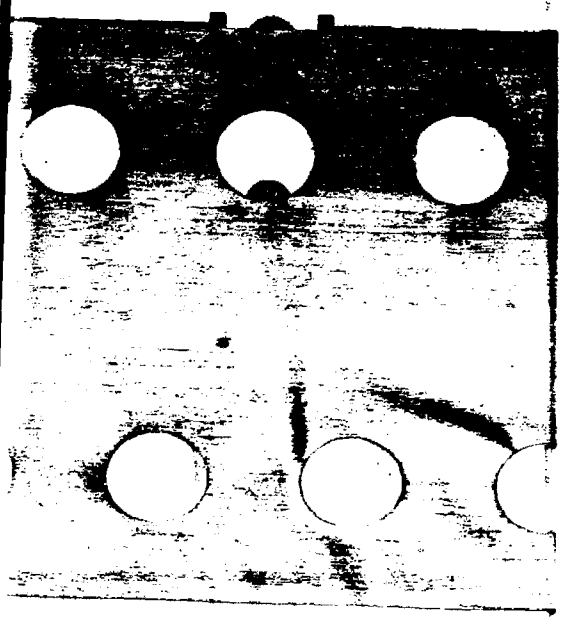
Bonnie L. McNally and Lola Mullican

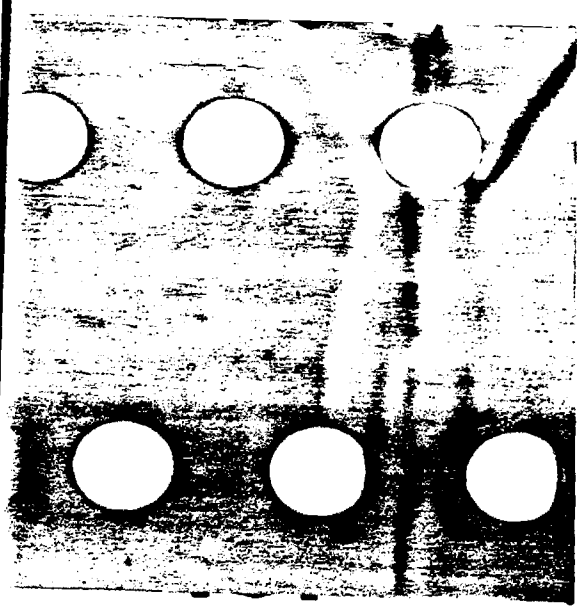
sole heirs to the Estate of James B. Hooper

TO

Richard D. Runyeon and wife, Carole A. Runyeon

Prepared by: COMBOS & LAWLESS
A Professional Law Corporation
Twentieth Floor, First American Center
Nashville, Tennessee
-0057





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7456 PAGE 509

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	55000.00
CON TX	154.00
PRFEE	0.50
MPEED	6.00
TOTAL	160.50
CHECK	160 50

01/26/88 01 13:58 0001 1461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 3 2 1:

IDENTIFICATION REFERENCE

JAN 26 1 56 PM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 56372