THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES:

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
James E. Runion 201 Stokesboro Court Nashville, TN 37215	SAME	117-7-G-1 16DA-40521

BOOK 7667 PAGE 400

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, Richard D. Sweeney and wife, Janice B. Sweeney

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Runion and wife, Penny L. Runion

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. 1 on the plan of Stokesboro Court of record in Book 6200, page 582, Register's Office for said County.

BEING part of the same property conveyed to Richard D. Sweeney and wife, Janice B. Sweeney by deed from Stokes Court Joint Venture, a Tennessee joint venture, of record in Book 7176, page 141, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens, and other matters set forth of record in Book 7171, page 148, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Union Planters National Bank of record in Book 7488, page 127, Register's Office for Davidson County, Tennessee.

7.2 8.3.3 IDENTIFICATION REFERENCE Oct 3 11 21 AM '88 FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

3189 10/03 0101 03CHECK 741.00

This is (an) improved property, known as 201 Stokesboro Court, Nashville, TN 37215.

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 30th day of September, 1988.

Richard D. Sweeney

Janice B. Sweeney

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September, 1988, before me personally appeared Richard D. Sweeney and Janice B. Sweeney, 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 they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 222,560.00 .

James E. Runion
Affiant

Subscribed and sworn to before me, this the 30th day of September, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public

WARRANTY DEED

from:

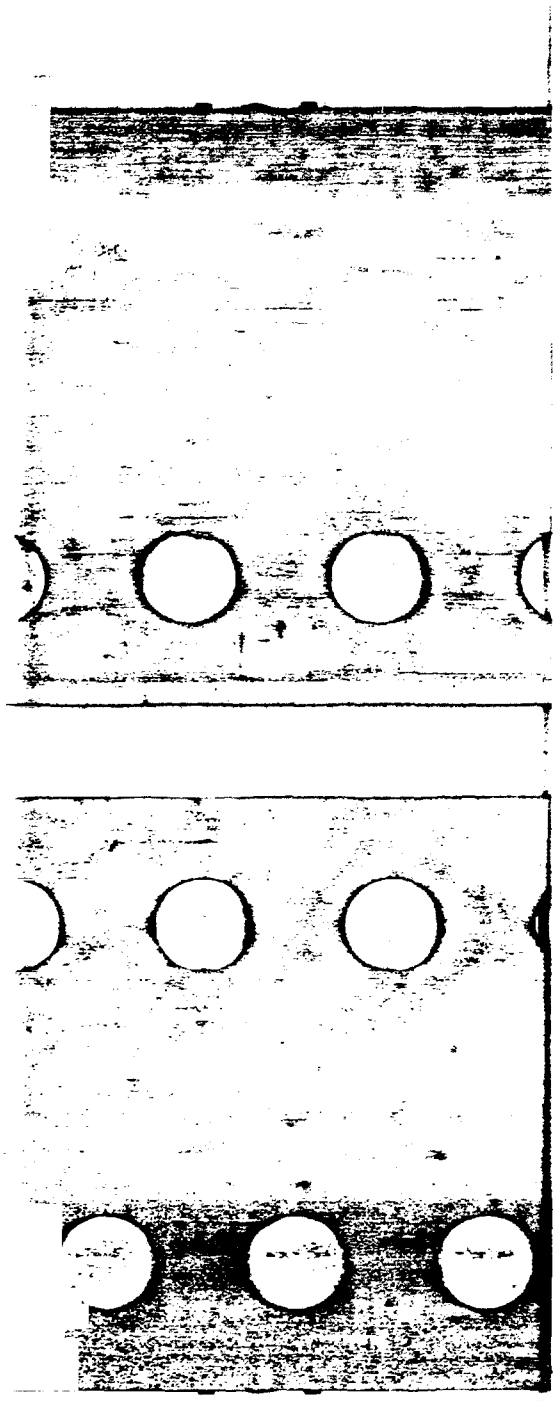
Richard D. Sweeney and wife,
Janice B. Sweeney

to:

James E. Runion and wife,
Penny L. Runion

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7667 PAGE 402

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
222560.00
CON TX 734.58
PRFEE 0.50
WDEED 6.00
TOTAL 741.08
CHECK 741.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/88 01 11:24 0001 3189

7.2 8.3.3

IDENTIFICATION REFERENCE

OCT 3 11 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140035