This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Queener, Jr.	Tennessee Housing Development	133-16-0 052.00
(NAME)	(NAME)	
4864 Aster Drive	401 Church Street, Suite 700	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37219-2202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars.*

Cash in hand paid by James K. Queener, Jr. and wife, Sally H. Queener and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Debbie Hayes Runions

have this day bargained and sold, and do hereby transfer and convey unto the said James K. Queener, Jr. and wife, Sally H. Queener

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Highview Acres as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debbie Hayes Runions by deed from Michael L. Shipp and wife, Julia H. Shipp of record in Book 5640, page 189, Register's Office for Davidson County, Tennessee.

23885

APR 11 11 08 AM '89

4571 04/11 0101 03CHECK 195.59

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 57,300.00

Subscribed and sworn to before me this the 7th *day of* April *19*89

Affiant

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (XX) property, known as 4864 Aster Drive Nashville, TN 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 7th *day of* April *, 19* 89 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Debbie Hayes Runions

Debbie Hayes Runions

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Debbie Hayes Runions

the within named bargainor (s), *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 7th *day of* April, *19*89

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____.
this _____ *day of* _____, *19* _____.

_____
Notary Public

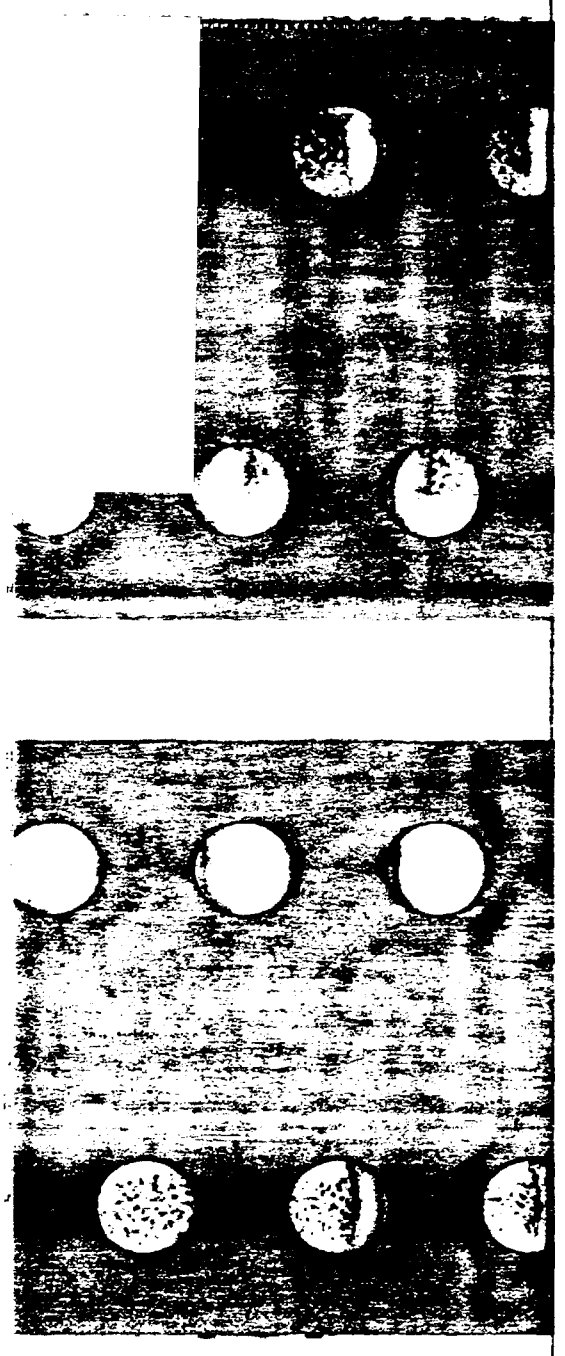
Commission expires _____

WARRANTY DEED

FROM Debbie Hayes Runions

TO James K. Queener and wife, Sally H. Queener

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7814 PAGE 217

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 57300.00
CON TX 189.09
PRFEE 0.50
WDEED 6.00
TOTAL 195.59
CHECK 195.59

04/11/89 01 11:09 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23865

APR 11 11 08 AM '89

No. 198969