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STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 84,900.00

Subscribed and sworn to before me, this the 15th day of May 19 89

My commission expires: February 2, 1993 (Affix Seal)

Affiant

Notary Public Kenneth C. Kant

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Mail Superior Title & Escrow Services, Inc.
103 Sumner Court, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Patrick M. Burns	First Tennessee Bank, N.A.
609 Rochelle Drive (STREET ADDRESS)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)
Nashville, Tennessee 37220 (CITY STATE ZIP)	Memphis, Tennessee 38148 (CITY STATE ZIP)
MAP & PARCEL NO. 146-15-0 162.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, H. Douglas Runyan and wife, Pamela G. Runyan

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Patrick M. Burns and wife, Mickie L. Burns

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 29 on the plan of Haileywood Estates, Section 2 as of record in Book 2331 at page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to H. Douglas Runyan and wife, Pamela G. Runyan by deed of record in Book 6416 at page 825, Register's Office for said County.

This conveyance is made subject to taxes for the year 1989 and subsequent years, any easements, restrictions and conditions of record.

The Grantees herein hereby agree to assume and pay the unpaid indebtedness on subject property according to one promissory note in the original sum of $56,900.00 payable to First Tennessee Bank, National Association as evidenced by Deed of Trust of record in Book 6883 at page 223, said Register's Office.

33542

IDENTIFICATION

MAY 17 9 42 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

6852 05/17 0101 03CHECK 286.67

THIS IS _____ IMPROVED PROPERTY KNOWN AS 609 Rochelle Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 15th day of May 19 89

H. Douglas Runyan

Pamela G. Runyan

State of Tennessee
County of Davidson

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On this 15th day of May, 19 89, before me personally appeared H. Douglas Runyan and wife, Pamela G. Runyan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public
Kenneth C. Kant

State of Tennessee
County of _____

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

Witness my hand and official seal.
My Commission expires:

_____

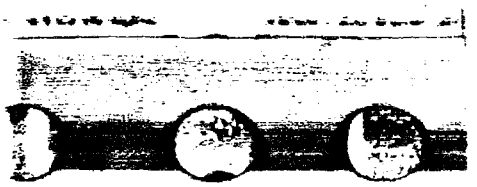
_____
Notary Public

WARRANTY DEED

File # 9-0134

SUPERIOR TITLE
&
Escrow Services, Inc.

103 SUMNER COURT
HENDERSONVILLE, TN 37075
(615) 822-9232



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 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	84900.00
CON TX	280.17
PRFEE	0.50
WDEED	6.00
TOTAL	286.67
CHECK	286.67

05/17/89 01 09:44 0001 6852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33542

IDENTIFICATION REFERENCE

MAY 17 9 42 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210266