Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Marvin Runyon 149 Prospect Hill Nashville, Tennessee 37205	144-09-0-014-00 144-09-0-015-00	same

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN S. BEASLEY, II and wife, ALLISON T. BEASLEY (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to MARVIN RUNYON (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 3842, page 105, Register's Office for Davidson County, Tennessee.

3. Agreement relative to joint roadway maintenance as set out in the deeds of record in Book 4113, page 43 and Book 4113, page 47, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,500.

Thomas J. Sherrard
Affiant

Subscribed and sworn to before me this 18th day of July, 1989.

Loretta B. Lane
Notary Public
My Commission Expires: 5/18/1991

5011-0

IDENTIFICATION REFERENCE

Jul 10 3 17 PM '89

DAVIDSON COUNTY, TN

4. Matters shown on the survey of White Taylor Walker/GM dated May 22, 1989.

This is unimproved property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 10 day of July, 1989.

John S. Beasley, II

Allison T. Beasley

STATE OF ~~TENNESSEE~~ MAINE

COUNTY OF HANCOCK

Personally appeared before me, Neville D. Eaton, Notary Public, JOHN S. BEASLEY, II and ALLISON T. BEASLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 1989.

Notary Public

My Commission Expires: NEVILLE D. EATON MY COMMISSION EXPIRES APRIL 7, 1992

BEING Lot Nos. 2 and 3 on the Plan of Chickering Woods, as of record in Book 3842, page 105, Register's Office, Davidson County, Tennessee as more particularly described by the survey of White Taylor Walker/GM dated May 22, 1989 as follows:

BEGINNING at an iron pin in the south boundary of the subdivision at the corner of Lots 1 and 2; thence with the south boundary of Lots 2 and 3 S 84°-08'-57" E, 809.15 feet to an iron pin set in a 24" hollow tree, said iron pin being the southeast corner of Lot 3; thence with the east boundary of Lot 3 N 1°-34'-29" E, 110.44 feet to an iron pin; thence N 1°-27'-50" E, 255.90 feet to an iron pin, said iron pin being the northeast corner of Lot 3; thence with the north boundary of Lots 2 and 3 N 85°-05'-31" W, 704.01 feet to an iron pin in the line between Lots 1 and 2; thence with said line S 4°-48'-21" W, 304.62 feet to an iron fence post; thence N 82°-54'-30" W, 82.46 feet to an iron pin; thence S 6°-30'-57" W, 50.73 feet to the point of beginning, and containing 5.99 acres, more or less.

Included in the above description but expressly Excluded therefrom is the following described property:

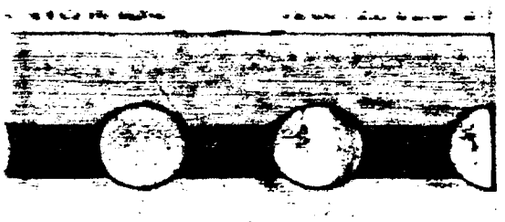
BEING a part of Lot No. 3 on the Plan of Chickering Woods as of record in Book 3842, page 105, Register's Office for Davidson County, Tennessee, as more particularly described by a survey of White Taylor Walker/G.M. dated May 22, 1989 and by a proposed re-subdivision of Parcels 15 and 21, City of Forest Hills, Davidson County, Tennessee as follows:

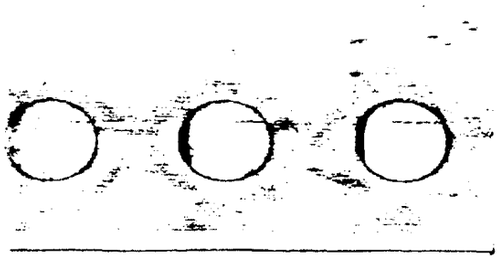
BEGINNING at an iron pin in the northeast corner of Lot No. 3 on the Plan of Chickering Woods aforesaid, and proceeding thence with the north line of said lot North 85° 5' 31" West, 704.01 feet to a point; thence South 67° 30' 19" East, 321.15 feet to a point in the East Margin of Lot No. 3; thence with the East Margin of Lot No. 3 North 1° 27' 50" East, 97.21 feet to the Point of Beginning.

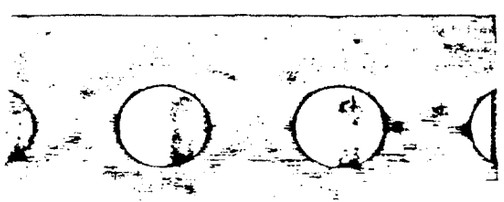
Together with all easement rights in the common driveway serving Lots 1, 2 and 3 in the above subdivision as shown on the Plan of Record in Book 3842, page 105, said Register's Office.

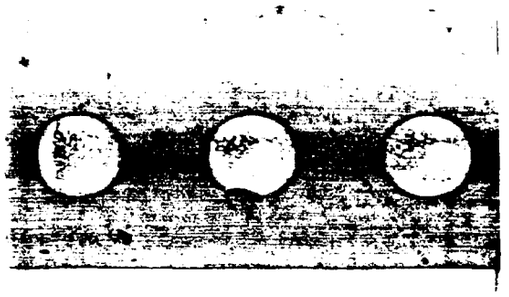
BEING the same property conveyed to John S. Beasley and wife, Allison T. Beasley, by deed of record in Book 5596, page 571, Register's Office for Davidson County, Tennessee.

5258 07/18 0101 03CHECK 1018.15









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7891 PAGE 621

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	
	305500.00
CON TX	1008.15
PRFEE	1.00
MTEED	9.00
TOTAL	1018.15
CHECK	1018.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 21 0001 6288

5011.0

IDENTIFICATION REFERENCE

JUL 18 3 17 PM '89

DAVIDSON COUNTY, TN

No. 229949