9325 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8069 PAGE 994

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK O. BENNETT (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	Map 115-16
6053 Cargile Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)	Parcel 64
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	F.B. #8DZ-74655

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, PARKS WILBURN RUNYON, Devisee under the Last Will & Testament of Parks C. Runyon HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK O. BENNETT AND AMELIA A. CAMPBELL, both unmarried, as Joint Tenants with the right of survivorship, and not as tenants in common, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 78 on the Plan of Harding Park, as of record in Plat Book 2331, page 120, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Parks C. Runyon and wife, Sarella B. Runyon by deed from Mitchell S. Magid, Sr. & B.D. Mintz, as Executor & Testatementary under the Will of Harry Lightman of record in Book 3994, page 778, said Register's Office. Sarella B. Runyon has since died. Parks C. Runyon has subsequently died and devised said property to Parks Wilburn Runyon by Will of record in Will Book 164; page 803, Probate Court for said County.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5642, page 220; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 120, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

Joyce Thompson Runyon, spouse of Parks Wilburn Runyon hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Parks Wilburn Runyon.

DAVIDSON COUNTY TN.
MAR 22 10 18 AM '90
IDENTIF. REFERENCE
12763

unimproved ( )
This is improved (XX) property, known as 6053 Cargile Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of March, 19 90

Parks Wilburn Runyon
PARKS WILBURN RUNYON

Joyce Thompson Runyon
JOYCE THOMPSON RUNYON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8069 PAGE 995

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKS WILBURN RUNYON and wife, JOYCE THOMPSON RUNYON

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

Witness my hand at office, this 16th day of March, 19 90.

My commission expires 3/27/93 Notary Public Catherine C. Hensley

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

4745 03/22 0101 03CHECK 414.55

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 1990

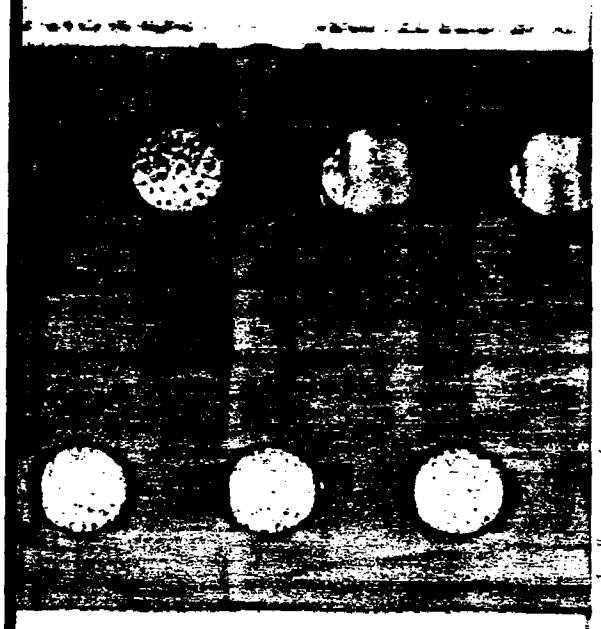
MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine C. Hensley Notary Public

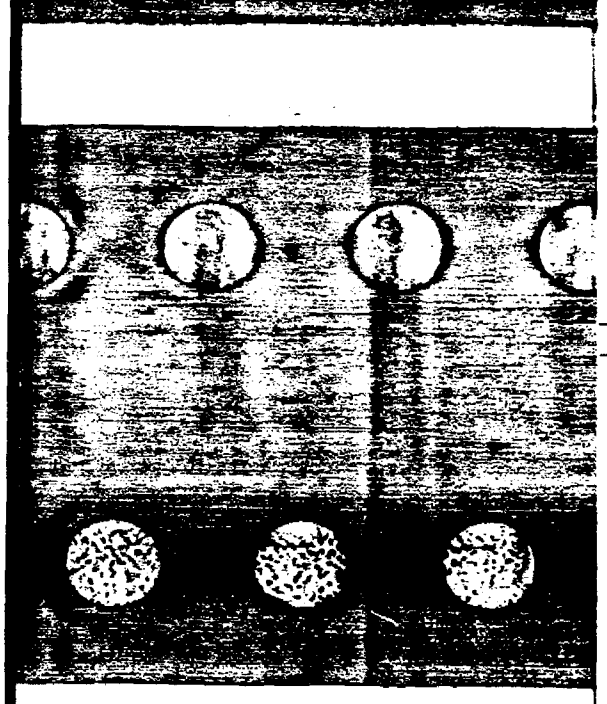
WARRANTY DEED

FROM PARKS WILBURN RUNYON, Devisee ~~under the last Will & Testament~~ of Parks C. Runyon

TO FRANK O. BENNETT AND AMELIA A. ~~CAMPBELL~~, both unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8069 PAGE 996

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
123500.00
CON TX 407.55
PRFEE 1.00
WDEED 6.00
TOTAL 414.55
CHECK 414.55
03/22/90 01 10:17 0001 4745

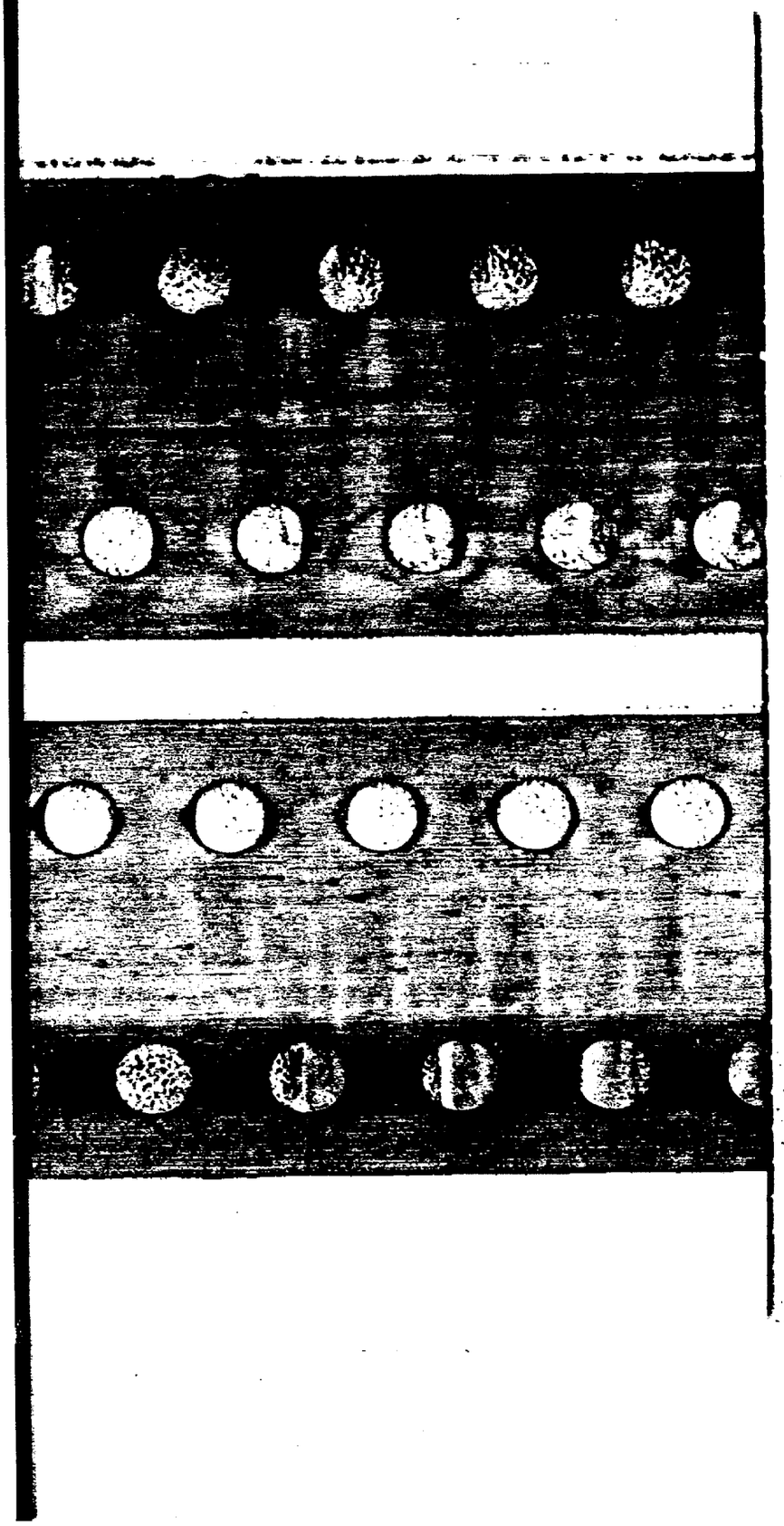
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 2763

MAR 22 10 18 AM '90

DAVIDSON COUNTY TN.

No. 303179



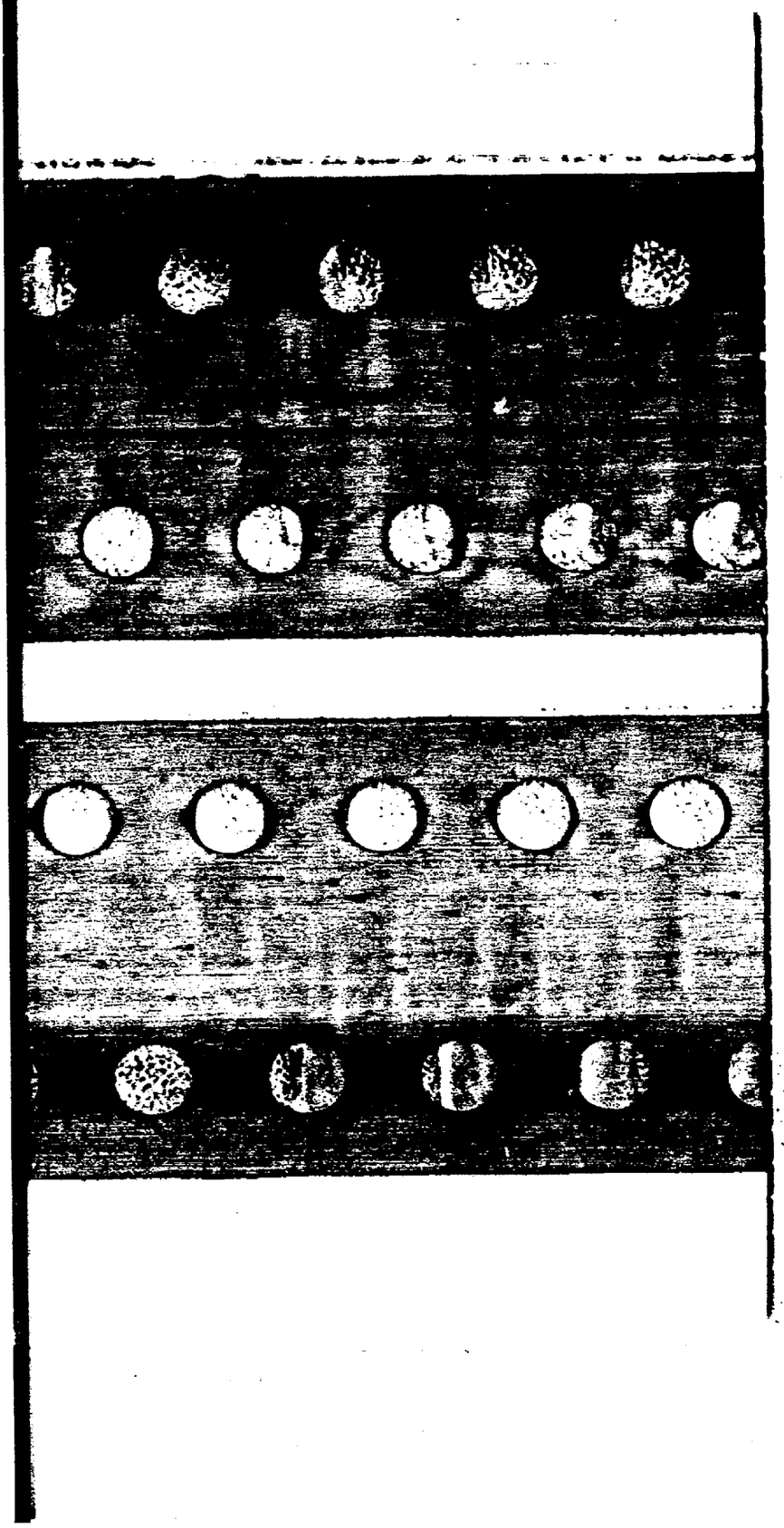
1011

BOOK 8069 PAGE 997

BOOK 8069 PAGE 998

BOOK 8069 PAGE 999

3-2290



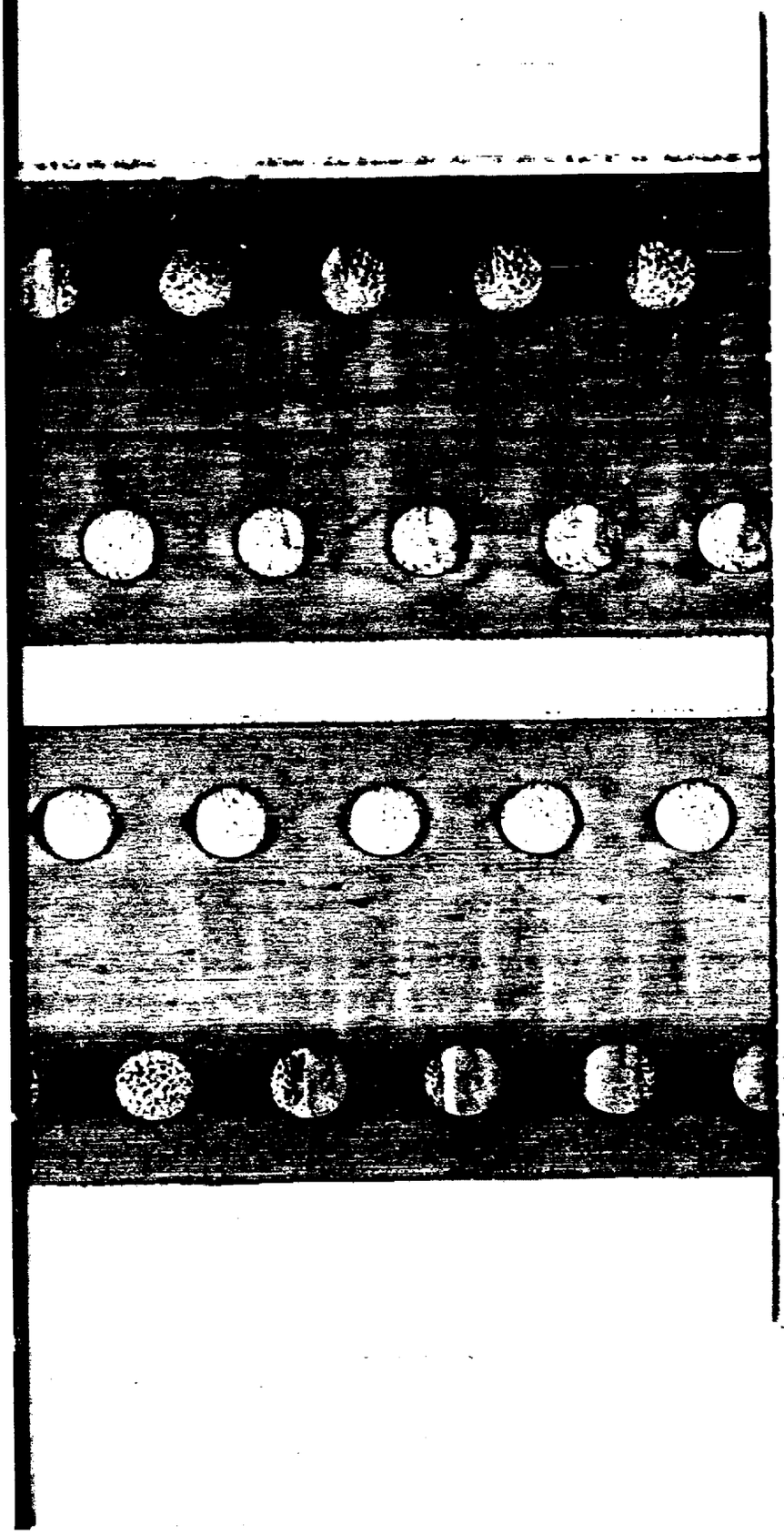
V011

BOOK 8069 PAGE 997

BOOK 8069 PAGE 998

BOOK 8069 PAGE 999

3-229



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BOOK 8069 PAGE 997

BOOK 8069 PAGE 998

BOOK 8069 PAGE 999

3-229