BOOK 8453 PAGE 715 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,363.05

Marvin Drake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 1991

Patricia A. Hall
Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Marvin L. Drake (NAME)	Standard Federal Savings Bank (NAME)	73-12
2951 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9481 (STREET ADDRESS)	72
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Gaithersburg, MD 20898 (CITY) (STATE) (ZIP)	03DZ-43832

FOR AND 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, WE, Charles V. Runion and wife, Janice L. Runion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin L. Drake and wife, Deborah A. Drake

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING Lot No. 155, on the plan of Sunset View, Section 1, of record in Plat Book 2331, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles V. Runion and wife, Janice L. Runion by deed from Philip V. Caldwell and wife, Janyth C. Caldwell, of record in Book 5797, Page 598, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6785, Page 248, Register's Office for said County.

This conveyance is subject to a Sewer Easement of record in Book 6994, page 873, said Register's Office

This conveyance is subject to a Deed of Trust executed by Charles V. Runion and wife, Janice L. Runion, to Tennessee Title & Trust, Inc., Trustee, for Nationwide Lending Group, Inc., dated August 25, 1986, and filed for record in Book 6970, page 688, Register's Office for said County, with an unpaid principal amount of approximately $ 63,663.05, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( ) property, known as 2951 McGavock Pike, Nashville, TN 37214
This is improved XX
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 singular 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 27th day of September, 1991

Janice L. Runion
Janice L. Runion

Charles V. Runion
Charles V. Runion

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles V. Runion and wife, Janice L. Runion

(or proved to me on the basis of satisfactory evidence

the bargainor S, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September 19

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Charles V. Runion
~~Janice L. Runion~~

TO
~~Marvin L. Drake~~
Deborah A. Drake

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

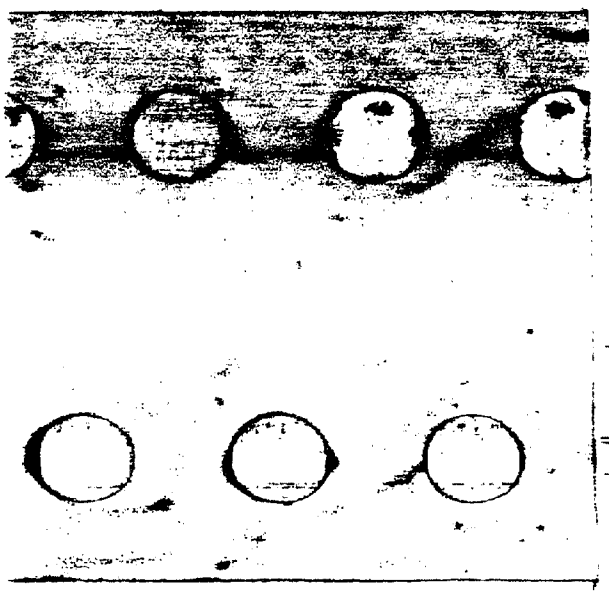
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

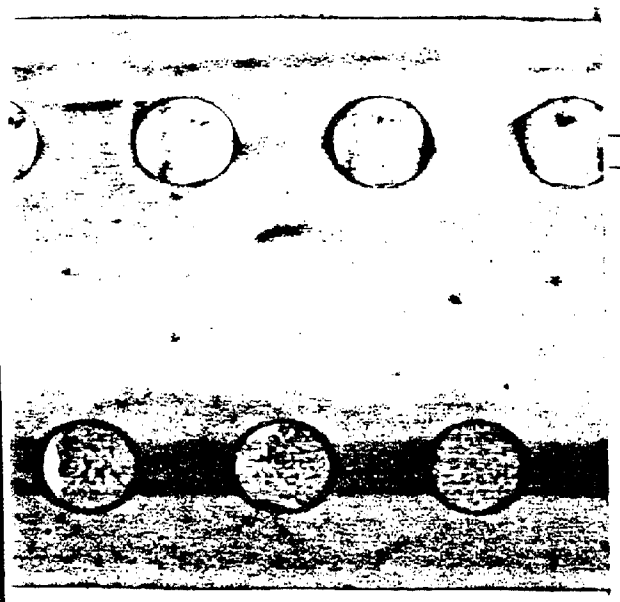
5.0920

IDENTIFICATION

Oct 1 9 26 AM '91

FEE 208.18 CHECK 10/01 0055





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 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 81363.05
CON TX 301.18
PRFEE 1.00
WDEED 6.00
TOTAL 308.18
CHECK 308.18

10/01/91 01 09:26 0001 8907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0.9.2.0.

IDENTIFICATION REFERENCE

OCT 1 9 26 AM '91

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

No. 463735