This instrument prepared by:
Thomas J. Sherrard, Esq.
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 8663 PAGE 517

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Reuben A. Bueno and wife, Ofelia R. Bueno 149 Prospect Hill Nashville, TN 37205	Same	116-8-F-149

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Marvin T. Runyon, Jr. (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Reuben A. Bueno and wife, Ofelia R. Bueno (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property")

This is improved property known as 149 Prospect Hill, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed on the 29 day of June, 1992.

Marvin T. Runyon, Jr.

23544

IDENTIF. REFERENCE

Jun 23 3 13 PM '92

Sue G. Atkinson, wife of Marvin T. Runyon, Jr., hereby joins in this instrument in order to convey any and all marital rights she may have in and to the property conveyed hereby.

Sue G. Atkinson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudette M. Oliver, a Notary Public in and for the County and State aforesaid, personally appeared Marvin T. Runyon, Jr. and wife, Sue G. Atkinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29 day of June, 1992.

Claudette M. Oliver
Notary Public

My Commission Expires:
8-23-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $500,000.

AFFIANT

Sworn to and subscribed before me
this 29 day of June, 1992.

Claudette M. Oliver
NOTARY PUBLIC

My commission expires:
8-23-1996

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 149 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, page 68, Register's Office for said County, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, said Register's Office, to which plan reference is here made for a more complete description, together with appurtenant interest in the common and limited common areas as shown on said plan and as set out in the declaration of covenants, conditions and restrictions applicable to Sugartree, Phase III.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, RODC, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4911, page 356, RODC; as further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4996, page 126, RODC; and further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 5003, page 688, RODC; as further amended by Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree (Phase III) of record in Book 5087, page 220, RODC; as further amended by Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree (Phase IV) and Amendment to Declaration of Covenants Conditions and Restrictions for Sugartree (Phases I, II, III & IV) of record in Book 5152, page 401, RODC; and as further amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 5514, page 138, RODC; and as further amended by Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 5691, page 61, RODC; setback line, easements and other such limitations as shown on the plan of record in Book 5050, page 68, RODC; as amended with regard to floor areas and lot coverages in Book 5191, page 412, RODC; easements for a 20-foot wide sewer line granted to Metropolitan Government of record in Book 5185, page 684, and in Book 5387, pages 829 and 844, RODC.

Being the same property conveyed to Marvin T. Runyon, Jr. and wife, Frances E. Runyon by deed from Fox Builders, Inc., a Tennessee corporation of record in Book 5698, page 516, Register's Office for Davidson County, Tennessee ("RODC"); the said Frances E. Runyon having since died.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1992 to Davidson County and subsequent years.

2. Subject to applicable zoning and building regulations and permits.

3. Subject to all matters as shown on the Plan of record in Book 5050, pages 67-71, RODC, as amended by instruments of record in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, RODC.

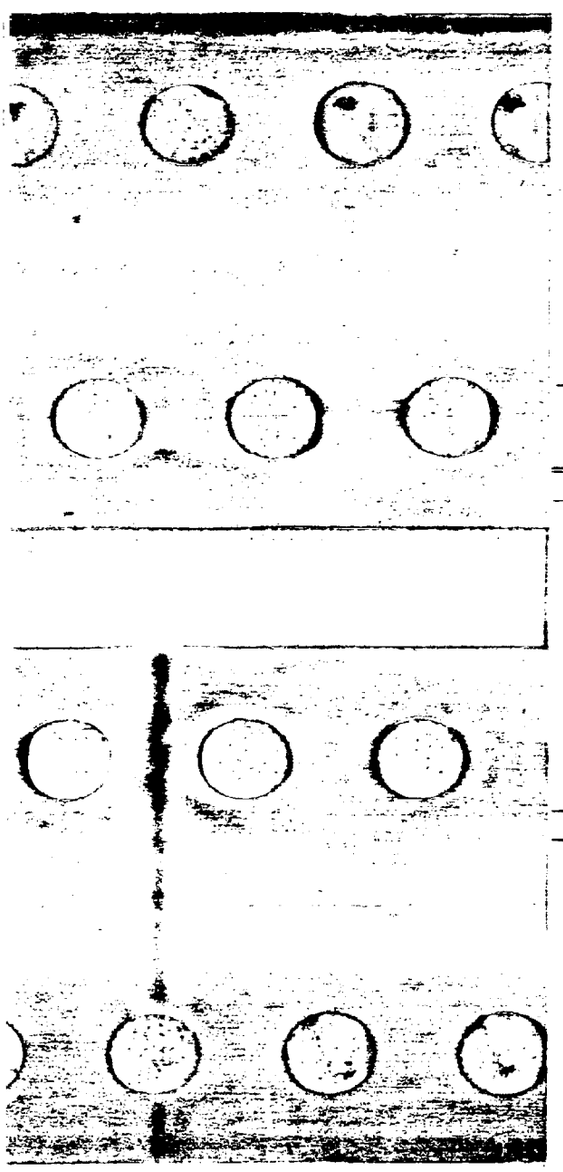
4. Subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, RODC; as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4911, page 356, RODC; as further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4996, page 126, RODC; and further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 5003, page 688, RODC; as further amended by Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree (Phase III) of record in Book 5087, page 220, RODC; as further amended by Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree (Phase IV) and Amendment to Declaration of Covenants Conditions and Restrictions for Sugartree (Phases I, II, III & IV) of record in Book 5152, page 401, RODC; as further amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 5514, page 138, RODC; and as further amended by Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 5691, page 61, RODC.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for an 8-inch sanitary sewer, of record in Book 5185, page 684, RODC.

6. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, for 20 foot wide Sewer line, of record in Book 5387, page 829, RODC.

7. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, for 20 foot wide Sewer line, of record in Book 5387, page 844, RODC.

5017 06/23/93 0101 03CHECK 18674.00



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

RECEIVED OF _____

FOR _____

BOOK 8663 PAGE 521

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
500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 12.00
TOTAL 1863.00
CHECK 1863.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/92 01 15:13 0001 6017

23544

IDENTIF. REFERENCE

JUN 29 3 13 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 545713