PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32211)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 305000.00

Affiant

Sworn and subscribed before me this
14th day of August, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
Arthur Runyon-Hass
608 Jackson Boulevard
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
CTX Mortgage Company
P. O. Box 19000
Dallas, Texas 75219

MAP-PARCEL NUMBERS
130-2-159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene C. Nelson and spouse, Sandra A. Nelson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arthur Runyon-Hass and spouse, Elizabeth Runyon-Hass,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the westerly 130 feet of Lot No. 6 on the Plan of a subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said county.

SAID part of Lot No. 6 fronts 130 feet on the southerly side of Howell Place and runs back between parallel lines with the easterly margin of Jackson Boulevard 200 feet to a dead line.

BEING the same property conveyed to Eugene C. Nelson and wife, Sandra A. Nelson by deed from Heritage Properties, Inc. of record in Book 7259, page 568, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Eugene C. Nelson and spouse Sandra A. Nelson by Emily Kitchell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

3.7.403

IDENTIFICATION REFERENCE

AUG 18 9 56 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as: 608 Jackson Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 1992.

Eugene C. Nelson, By: Emily Kitchell, Atty-In-Fact

Sandra A. Nelson, By: Emily Kitchell, Atty-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Kitchell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Eugene C. Nelson and Sandra A. Nelson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Eugene C. Nelson and Sandra A. Nelson

TO: Arthur Runyon-Hass and Elizabeth Runyon-Hass

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Emily Kitchell, Affiant

Sworn to and subscribed before me this

14th day of August, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

1360 08/18 0101 03CHECK 1137.50

[redacted] [redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8703 PAGE 488

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
305000.00
CON TX 1128.50
PRFEE 1.00
WDEED 8.00
TOTAL 1137.50
CHECK 1137.50
08/18/92 01 09:58 0001 1360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.4.0.3

IDENTIFICATION REFERENCE

AUG 18 9 56 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561121