Box 58

BOOK 9196 PAGE 834

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***79,750.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 1993.

Notary Public

My Commission Expires: 8/3/96

93 DEC 22 PM 3:38

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
RICHARD D. RUNYEON and CAROLE A. RUNYEON 2107 Fairfax Avenue #102 Nashville, TN 37212	NEW OWNER	MAP 104-12-B PARCEL 102 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 ($***79,750.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **JOHN KEITH CONNORS, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RICHARD D. RUNYEON and wife, CAROLE A. RUNYEON,** 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 a part of the Revised Plan of Ashley Place, as of record in Book 6200, page 462, Register's Office for Davidson County, Tennessee, the part therein described being:

Unit No. 102, Building No. 1 as shown on said Plan and as shown and described in the Master Deed of Ashley Place Condominiums, a Horizontal Property Regime, of record in Book 6839, page 635, said Register's Office and corrected in Book 6864, page 85, said Register's Office.

BEING the same property conveyed to John Keith Connors, unmarried, by deed from Donald M. Tucker, Jr. of record in Book 8594, page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 2107 Fairfax Avenue #102, Nashville, Tennessee 37212.

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 heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

7594 12/22 0101 03CHECK 303.89

2. Matters shown on the Revised Plan of Ashley Place, of record in Book 6200, page 462, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of December, 1993.

JOHN KEITH CONNORS

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 JOHN KEITH CONNORS, the bargainor, witn whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

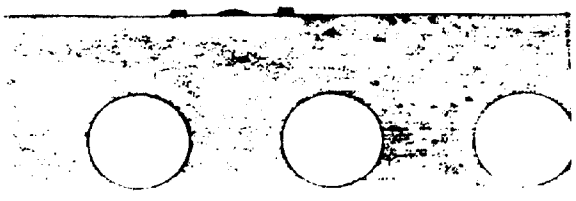
Witness my hand and official seal this 21st day of December, 1993.

Notary Public

NOTARY PUBLIC LAKE STATE OF TENNESSEE

My Commission Expires:

3/23/96



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

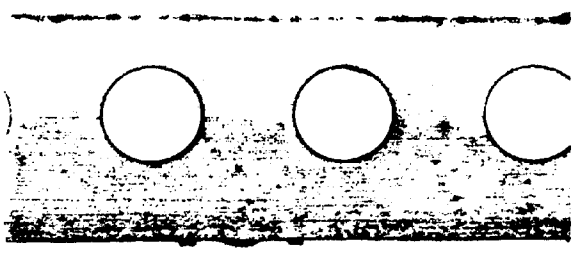
RECEIVED OF _____

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 79750.00
CON TX 294.89
PRFEE 1.00
WDEED 8.00
TOTAL 303.89
CHECK 303.89

12/22/93 01 15:39 0001 7594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00035
IDENTIFICATION

93 DEC 22 PM 3:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.737555