BOOK 9408 PAGE 576

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Presidential Area Trust
%Bruce Bodor, Trustee
101 Northcreek Blvd.#480
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 070-090
PARCEL 130
13DA-46135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marion Runnells, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Presidential Area Trust, hereinafter called the Grantees, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Cliff Drive, at a point 121.5 feet west of the northwest corner of said Drive and Hamilton Road; thence with the northerly margin of said Drive, westerly 80 feet to a point 75 feet east of the northeast corner of said Drive and Goodrich Avenue; thence northwardly 75 feet; thence eastwardly 80 feet; thence southwardly 75 feet to the beginning.

Being the same property conveyed to Samuel L. Runnells and wife, Marion Runnells, by deed from William C. Greer and Henry Earl Hawkins dba G.& H. Company, a partnership of record in Book 3284, Page 447, Register's Office for Davidson County, Tennessee. The said Samuel L. Runnells having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This Property is conveyed "AS IS, WHERE IS"

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 3102 Cliff Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Presidential Area Trust, its successors and assigns, forever; and I, Marion Runnells, a widow do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, it's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11th day of July, 1994.

Marion Runnells
Marion Runnells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marion Runnells, a widow the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of July, 1994.

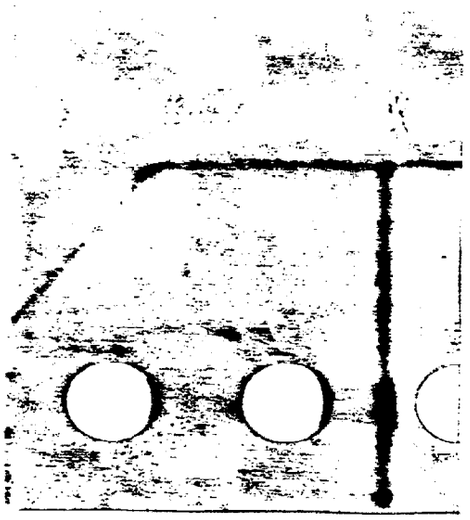
NOTARY PUBLIC
My Commission Expires: 3/22/97

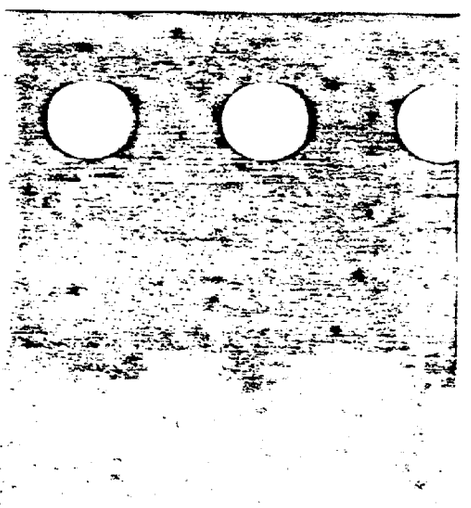
71524
IDENTIFICATION REFERENCE

94 JUL 15 PM 2:09

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7438 07/15 0101 03CHECK 127.40





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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

07/15/94 01 14:09 0001 7438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71524
IDENTIF. & REFERENCE

94 JUL 15 PM 2:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814037