THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
#275906
Box
35

BOOK 9679 PG 320

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
SALLY A. RUNYAN	COUNTRYWIDE FUNDING CORPORATION	Map 155-03-B
(NAME) 7104 RIVER PARK COURT	(NAME) 750 OLD HICKORY BLVD, SUITE 286	Parcel 6 Co
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37221	(STREET ADDRESS) BRENTWOOD, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------
----------($10.00)---------- Dollars,

cash in thand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of whic is hereby acknowledged,

Richard C. Hepperla and wife, Cindy Hepperla

have this day bargained and sold, and do hereby transfer and convey unto the said SALLY A. RUNYAN, UNMARRIED

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of River Park Estates, of record in Book 6250, pages 658 and 659, as amended in Book 6830, page 806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard C. Hepperla and wife, Cindy Hepperla, by deed from Robert W. Abbate and wife, Julie R. Abbate, of record in Book 7514, page 761, Register's Office for Davidson County, Tennessee.

0063249
IDENTIF. ↑ REFERENCE

95 MAY 23 PM 3:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3779 05/23 0101 03CHECK 549.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 146,000.00

Subscribed and sworn to before me this the 22ND day of MAY 19 95

Affiant: Sally A. Runyan

My commission expires: MARCH 22, 1997
(Affix Seal)

Notary Public: Michelle M. Cooper

unimproved ( )
This is improved (X) property, known as 7104 River Park Court Nashville, TN 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those encumbrances set forth on the reverse hereof:

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15 day of MAY, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard C. Hepperla

Cindy Hepperla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Charlotte Rushton, *a Notary Public in and for said County and State* Richard C. Hepperla and wife, Cindy Hepperla

the within named bargainor S, *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 official seal at TN NASHVILLE *Tennessee, this* 15 *day of* May, *19*95.

Charlotte Rush *Notary Public*

Notary Public, Tennessee, State at Large
My Commission Expires January 20, 1999

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

ENCUMBRANCES:

1. Taxes for 1995 and subsequent years;

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6672, page 600, Register's Office for Davidson County, Tennessee;

3. Subject to all matters shown on the Plan of record in Book 6250, pages 658 and 659, as amended in Book 6830, page 806, in said Register's Office;

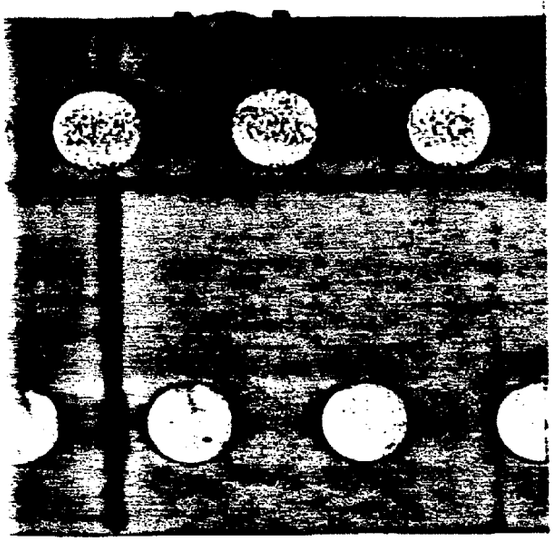
4. Subject to rights of others in and to the common areas/elements.

WARRANTY DEED

FROM

TO

Compliments of
ago Title Insurance Company
1st Floor — First American Center
Phone 255-4431
SHVILLE, TENNESSEE 37238



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

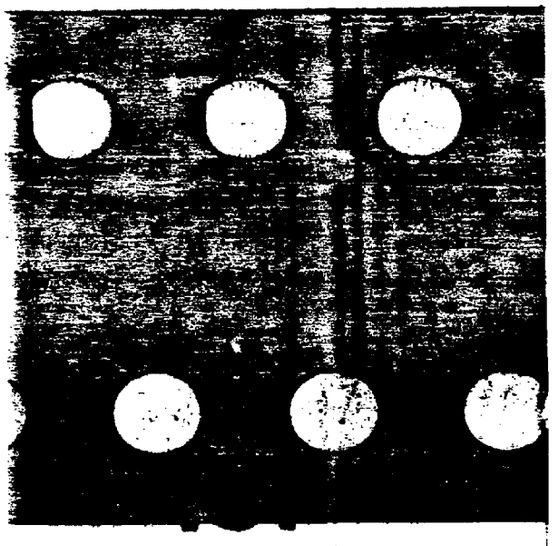
RECEIVED OF _____

FOR _____

BOOK 9679 PG 322

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 146000.00
CON TX 540.20
PRFEE 1.00
~~MFEE 8.00~~
~~TOTAL 549.20~~
CHECK 549.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/95 01 15:44 0001 3779

0063249
IDENTIF. & REFERENCE
95 MAY 23 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 913123