WARRANTY DEED

BOOK 9788 PG 416

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 1-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward D. Runyon (NAME)	First Trust Mortgage Company (NAME)	MAP 172
1820 Champions Drive (ADDRESS)	6525 Quail Hollow (ADDRESS)	GROUP 8-B
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	PARCEL 53 Co

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Macomber and Miriam A. Macomber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward D. Runyon

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 Lot No. 53 on the Plan of Bridle Downs, Phase Two, of record in Book 7900, page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Macomber, unmarried and Miriam A. Macomber, as joint tenants with rights of survivorship, by deed from Fox Ridge Homes, Inc., of record in Book 8611, page 682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

Declaration of covenants, conditions and restrictions of record in Book 7448, page 772; and amended in Book 8814, page 631, said Register's Office.

All matters of record in Book 7900, page 241, said Register's Office.

Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

Easement for Water and Sanitary Sewer Lines of record in Book 7797, page 477 and in Book 7797, page 485, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1820 Champions Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Wherever 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 hand s this 31st day of August 19 95

James A. Macomber

Miriam A. Macomber by James A. Macomber
Attorney-in-fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9788 PG 417

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Macomber and Miriam A. Macomber

the 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 Franklin, Tennessee, this 31st day of August, 19 95.

Commission expires 1-20-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, James A. Macomber, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Miriam A. Macomber, and who acknowledged that he executed the same as the free act and deed of the said Miriam A. Macomber.

Witness my hand and official seal, at Franklin, Tennessee, this 31st day of August, 1995.

Notary Public

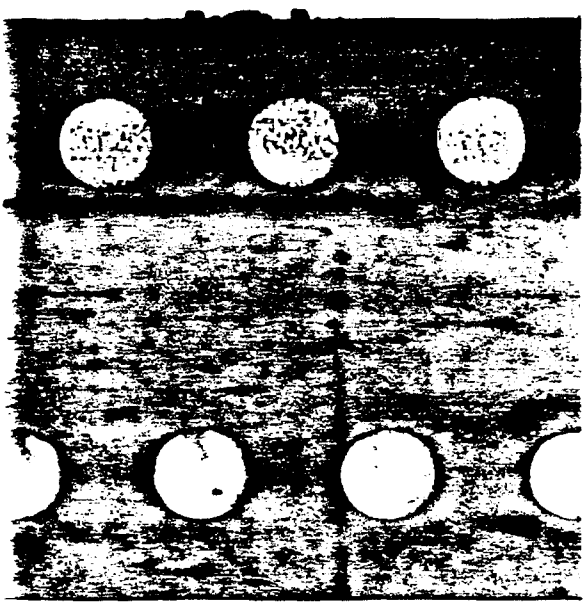
My commission expires:
1-20-98

IDENTIF. A REFERENCE

95 SEP -8 AM 8:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0097962



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

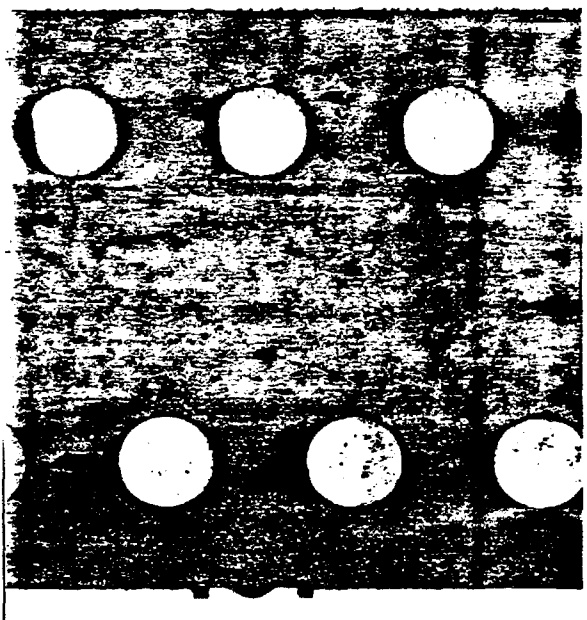
RECEIVED OF _____

FOR _____

BOOK 9788 PG 418

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



0097962

IDENTIF. ↑ REFERENCE

95 SEP -8 AM 8:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

DAMT
155200.00
CON TX 574.24
PRFEE 1.00
WDEED 8.00
TOTAL 583.24
CHECK 583.24

09/08/95 01 08:30 0001 1587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 950475