BOOK 9847 PG 297

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,750.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Runyon (NAME)	Fleet Mortgage Group, Inc. (NAME)	149-11-A-45.00CO
1608 Rice Hill Court (ADDRESS)	11200 W. Parkland Avenue (ADDRESS)	2DX-08054
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Milwaukee, WI 53224-3128 (CITY) (STATE) (ZIP)	

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, Ruth P. Cohea, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Runyon, unmarried

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:

Land in Davidson County, Tennessee, BEING Lot No. 45 on the Plan of Rice Hill, Phase 2, of record in Book 6900, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ruth P. Cohea, unmarried, by deed from Victory Builders, Inc., of record in Book 7885, Page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995; all matters appearing on the plan of record in Book 6900, page 27; Declaration of covenants, conditions and Restrictions of record in Book 6812, page 48; By-Laws of record in Book 6812, page 55; Charter of record in Book 8348, page 517; Articles of Incorporation of record in Book 6824, page 986; all of record in the Register's office for Davidson County, Tennessee.

Grantee hereby agrees to assume indebtedness secured by Deed of Trust to Fleet Mortgage Corporation of record in Book 7885, Page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete terms and conditions.

unimproved ( )
This is improved (X) property, known as 1608 Rice Hill Court, Antioch, TN 37013
(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 my hand this 31st day of October 19 95

Ruth P. Cohea

Ruth P. Cohea

BOOK 9847 PG 298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth P. Cohea, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October 19 95.

Commission expires 11/4/96

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____ 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

My Commission Expires September 20, 1996

01118720

95 NOV -2 AM 9:48

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3768 11/02 0101 03CHECK 278.18

WARRANTY DEED

FROM

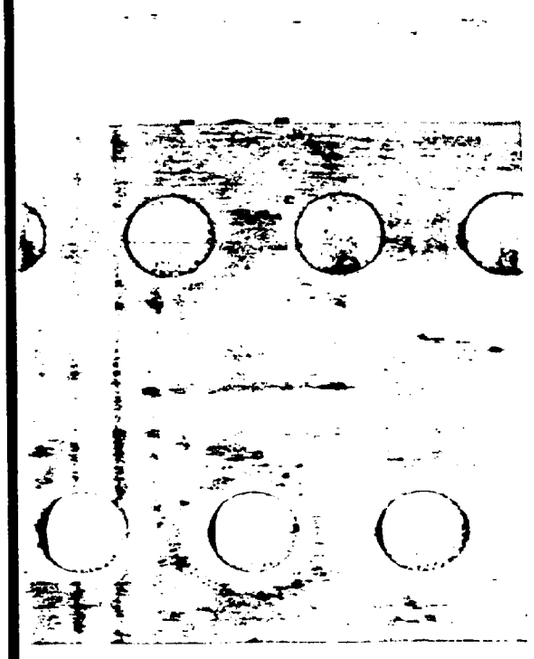
Ruth P. Cohea

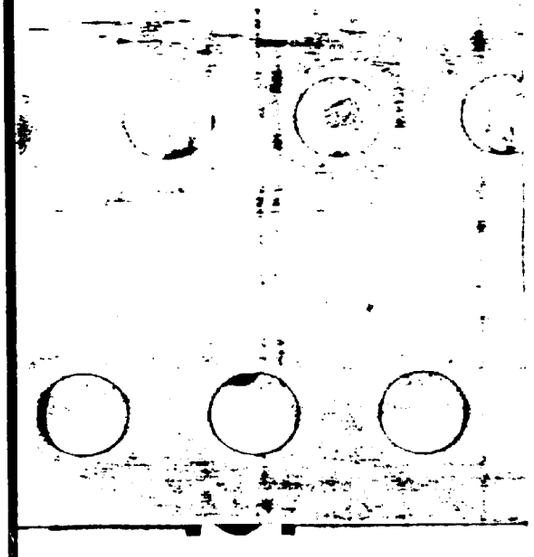
TO

Eddie Runyon

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9847 PG 299

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	72750.00
			CON TX	269.18
			PRFEE	1.00
			WDEED	8.00
			TOTAL	278.18
			CHECK	278.18
11/02/95	01	09:48	0001	3768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118720

ISSUED BY REFERENCE

95 NOV -2 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 972404