PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00277554

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WARRANTY DEED

File No: 00277554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy E. Runyon	SunTrust Bank, Nashville	
[NAME]	[NAME]	
7345 Old Charlotte Pike	201 4th Ave., North	Map 114
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37209	Nashville, TN 37219	Parcel 135 & 295
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Glenn Norris Bryant and wife, Mary Jo Bryant

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy E. Runyon, unmarried

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 7TH day of DECEMBER, 19 95.

Affiant

My Commission Expires: 03/22/97 [Affix Seal]

Notary Public Michele M. Cooper

Cooper

unimproved ( )
This is improved (X) property known as 7345 Old Charlotte Pike, Nashville, TN 37209
[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 Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out 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 7TH day of DECEMBER, 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.

Glenn Norris Bryant
Glenn Norris Bryant

Mary Jo Bryant
Mary Jo Bryant

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Glenn Norris Bryant and wife, Mary Jo Bryant

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 Nashville, Davidson COUNTY, Tennessee this 7TH day of DECEMBER, 19 95.

Michele M. Cooper, Notary Public

Michele M. Cooper

Commission expires 03/22/97

STATE OF
COUNTY OF

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 _____ 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 _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

95 DEC -8 AM 9:17
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE 0130297

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lot Nos. 8 and 9 on the Preliminary Plan of Locust Vale, not of record, described as follows:

TRACT I:

Beginning at a point in the southerly margin of Old Charlotte Pike, being the northwesterly corner of Lot #8 and the northeasterly corner of Lot #7, in said Plan, running thence easterly along the southerly margin of Old Charlotte Road 100 feet to a point; thence southerly along a line parallel to the line between Lots Nos. 7 and 8, a distance of 200 feet to a point; thence westerly and parallel with the southerly margin of Old Charlotte Avenue, 100 feet to a point in the dividing line between Lots Nos. 7 and 8 on said plan; thence northerly along the dividing line between said lots, 200 feet to the point of beginning.

Being the same property conveyed to Glenn Norris Bryant and wife, Mary Jo Bryant, by deed from Jimmy M. Hand, by Wilma F. Woodson with full power of attorney, of record in Book 6046, page 876, Register's Office for Davidson County, Tennessee.

TRACT II:

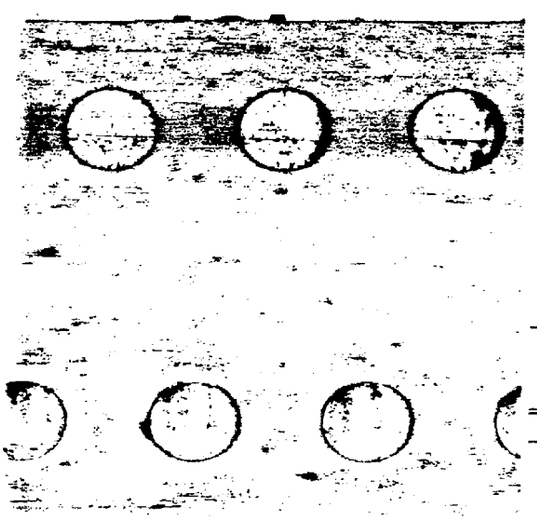
Beginning at an iron stake at the southwest corner of the property conveyed to Glenn Norris Bryant and wife, by deed from Jimmy M. Hand, of record in Book 5871, page 433, as corrected in Book 6046, page 876, Register's Office for Davidson County, Tennessee; thence with Bryant's southerly line South 81 degrees East 100 feet to an iron stake; thence South 6 degrees 30 minutes West 206.4 feet to an iron stake; thence North 83 degrees 30 minutes West 99.6 feet to an iron stake; thence North 6 degrees 30 minutes East 210 feet to the beginning, containing 0.47 acres, more or less.

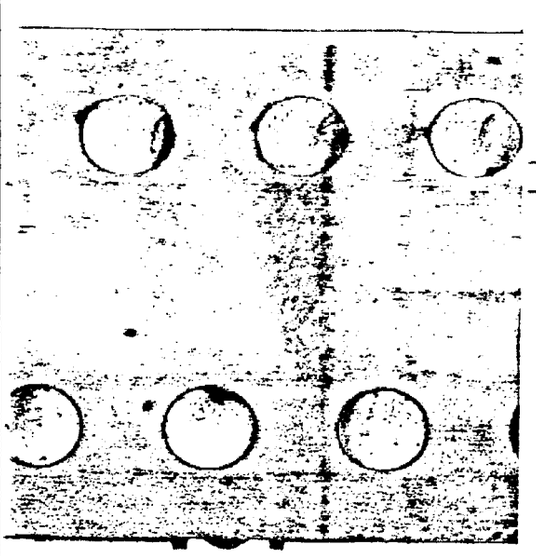
Being the same property conveyed to Glenn Norris Bryant and wife, Mary Jo Bryant by deed from Kent Rea and wife, Mary E. Rea, in Book 6609, page 162, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Josie Harvill, a widow, in Book 9425, page 132, in said Register's Office.

DLB
MJB.

T.R.

5337 12/08 0101 03CHECK 327.50





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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

12/08/95 01 09:20 0001 6337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130297
IDENTIF. ↑ REFERENCE

95 DEC -8 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984816