FORM NO. WD-1

BOOK 9954 PG 516

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78000

Gregory T. Runyan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 1996.

Kristina K. Oldfield
Notary Public

MY COMMISSION EXPIRES: 3/23/96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert E. Kolarich, Esq., 1230 First American Center, Nashville, TN
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Betty Jo Smith (NAME) | Same (NAME) | Map 73-16 |
| 2437 Vale Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 9 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 3DZ-48744 |

FOR AND IN 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, Gregory Phillip Runyan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Jo Smith

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. 91 on the Plan of Section I, Sunset View Subdivision, Revised, as of record in Book 2331, pages 100 and 101, Register's Office for said County.

SAID Lot No. 91 fronts 125 feet on the southerly side of Vale Lane, and runs back 145.7 feet on the westerly line and 152.7 feet on the easterly line to a dead line in the rear on which it measures 71.3 feet thereon said dead line being a broken line.

Being the same property conveyed to Gregory P. Runyan and wife Julie Ann Runyan by deed from Benton M. Smith and wife Beverly F. Smith as of record in Book 6644, page 135, Register's Office, Davidson County, Tennessee.

0152555

IDENTIFICATION REFERENCE

96 FEB 22 AM 10:01

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

0306 02/22 0101 03CHECK 286.50

unimproved ( )
This is improved ( ) property, known as 2437 (House Number) Vale Lane (Street) Nashville, TN (P. O. Address) 37214 (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 hand this day of Feb 8, 1996

Gregory T. Runyan

STATE OF TENNESSEE
Davidson County

BOOK 9954 PG 517

Personally appeared before me, Kristin K Orsland, a Notary Public in and for said County and State, the within named Gregory P. Runyan

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 1996

Commission expires 3/23/96

Kristin K Orsland
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

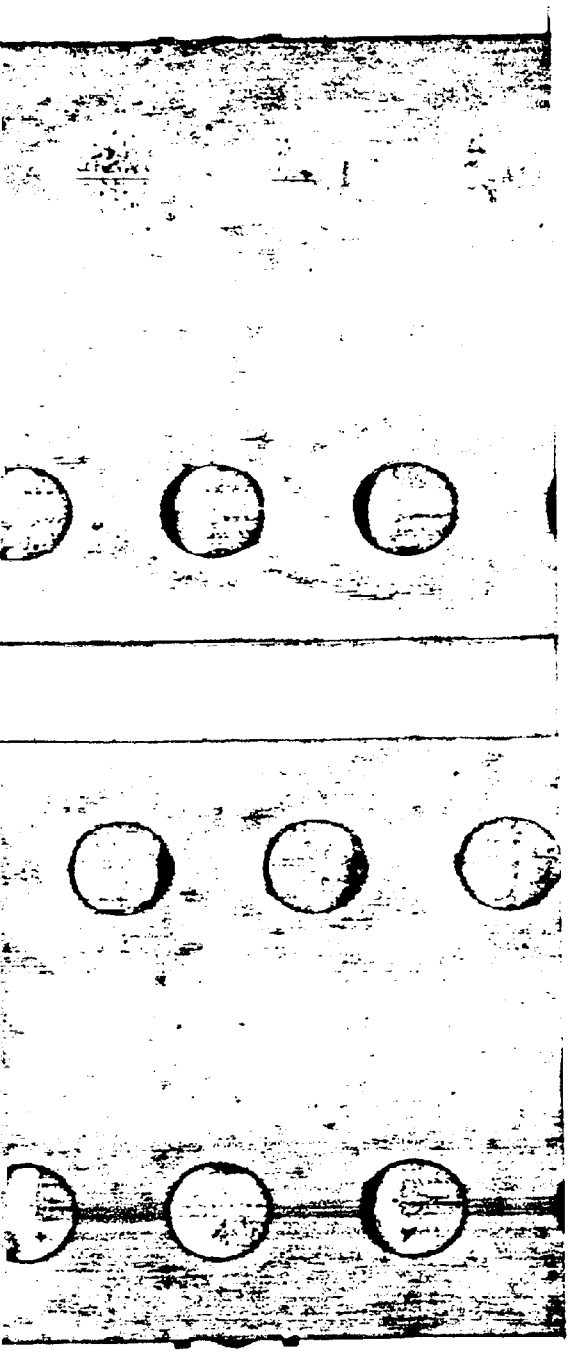
_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9954 PG 518

| | | |
|---|---|---|
| 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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

02/22/96 01 10:07 0001 0306

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01525555
IDENTIFICATION REFERENCE

96 FEB 22 AM 10:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1008473