FOR RECORDING PURPOSES

LTIC File Number: 30884

113

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $170,000.00

Subscribed and Sworn to before me, this 31st day of May, 19 96

Notary Public

Commission Expires: My Commission Expires Dec. 20, 1998

BOOK 10073 PG 944

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Edward D. Runyon	First Trust Mortgage Company	172-3A-96
820 North Woodstone Lane	6525 Quail Hollow	
Nashville, Tennessee 37211	Memphis, Tennessee 38120	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Craftsman Homebuilders, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 96, on the Plan of The Woodlands, Phase 1, Section 1, as shown on plat of record in Plat Book 6900, page 498 and 499, in the Register's Office of Williamson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Craftsman Homebuilders, LLC, by Deed of Record in Book 9861, page 343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

0188865
IDENTIF. & REFERENCE

96 JUN -4 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS IS (XX) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 820 North Woodstone Lane (HOUSE NUMBER) (STREET) Nashville, Tennessee 37211 (CITY) (STATE) (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. 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, this 31st day of May, 19 96.

Craftsman Homebuilders, LLC

By: Mika Patterson Richey

Mika Patterson Richey, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mika Patterson Richey of Craftsman Homebuilders, LLC with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the President of Craftsman Homebuilders, LLC, a corporation, and that as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of May, 96.

Commission Expires: My Commission Expires Dec. 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

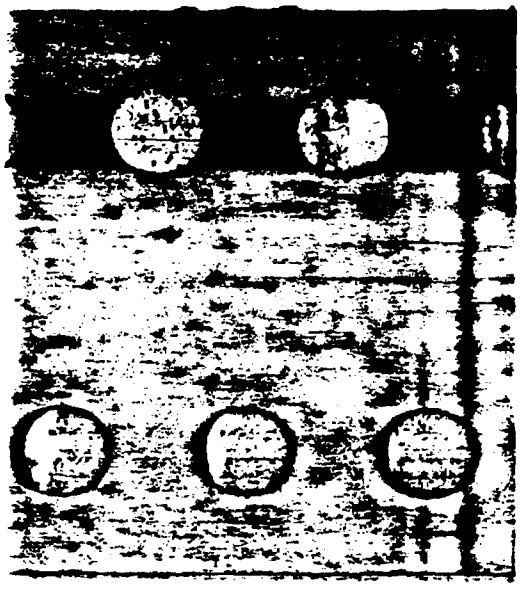
104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

97 MAY 05 01:01 03CHECK 638.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10073 PG 946

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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
06/04/96	01		15:23 0001	9263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 JUN -4 PM 3:20

FELIX Z. WILSON II REGIST.
DAVIDSON COUNTY TN.

0188865
IDENTIF. ↑ REFERENCE

No. 1047138