BK. 10089 PG. 500

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Steven W. Runkle
Affiant

Subscribed and sworn to before me, this 14th day of June 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEVEN W. RUNKLE 246 Collier Avenue Nashville, Tennessee 37211	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 119-10 PARCEL 213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND NO/100---------- ($ 65,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , PATRICIA JOHNSON BAILEY, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto STEVEN W. RUNKLE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 30.0 feet of the southerly 125.0 feet of Lot No. 13 and the easterly 60.0 feet of the southerly 125.0 feet of Lot No. 12 of Block "F" in the unrecorded plan of Woodbine Courts, Part 2.

SAID parts of Lots 12 and 13 front 90.0 feet on the northerly side of Collier Avenue and run back between parallel lines 125.0 feet to a dead line measuring 90.0 feet thereon and according to said unrecorded plat prepared by Blanchard & Parrish, Engineers said Tract is bounded and described as follows:

BEGINNING at a point in the northerly margin of Collier Avenue, 369.3 feet from a point in the beginning of a curve at the instersection of Collier Avenue and Dobbs Avenue; thence northwardly 125.0 feet to a point; thence westwardly 90.0 feet to a point; thence southwardly 125.0 feet to a point in the northerly margin of Collier Avenue; thence with the margin of Collier Avenue eastwardly 90.0 feet to the point of beginning.

BEING the same property conveyed to Patricia Johnson Davis and husband, Ricky Dale Davis, as tenants by entirety, from James Edward Johnson and Nellie Johnson by Warranty Deed of record in Book 7693, page 553, Register's Office for Davidson County, Tennessee; the said Ricky Dale Davis and Patricia Johnson

CONTINUED

This is improved property known as 246 Collier Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Woodbine Courts, Part 2 (unrecorded) of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself ___. her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___. his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of June, 19 96.

PATRICIA JOHNSON BAILEY

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA JOHNSON BAILEY and JACK BAILEY, 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 this 14th day of June, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

0193646
IDENTIFICATION REFERENCE

95 JUN 18 AM 9:34
REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Davis having since divorced and pursuant to a Final Decree of Divorce, Docket No. 94D-4320, Fourth Circuit Court for Davidson County, Tennessee, Ricky Dale Davis conveyed his interest in subject property to Patricia Johnson Davis by Quitclaim Deed of record in Book 9642, page 125, said Register's Office. The said Patricia Johnson Davis having since married Jack Bailey and is now known as Patricia Johnson Bailey.

JACK BAILEY, spouse of Patricia Johnson Bailey, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

4513 06/13 0101 03CHECK 253.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10089 PG 503

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 253.50
				CHECK 253.50
06/18/96	01			09:35 0001 4513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193646
IDENTIF. # REFERENCE

95 JUN 18 AM 9:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052316