Mail

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Janet Rocco
Affiant

Subscribed and sworn to before me, this 29th day of May, 1997.

A R Cross
Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Janet Rocco	Southeastern Mtg of TN	132-11/82.00
709 Prescott Court	115 29th Ave. South	
Nashville, TN 37204	Nashville, TN 37204	BOOK 10473 PG 159

7032 06/02 0101 03CHECK 749.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Vicki Lynn Russell Runyeon, a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Janet Rocco, a single person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the Plan of Section III, Southmeade, of record in Book 2900, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Vickie Lynn Russell, now Vickie Lynn Russell Runyeon by deed from Catherine Acuff as Conservator for Pearle C. Acuff, of record in Book 8994, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) All matters shown on Plan of Section III, Southmeade, recorded in Book 2900, Page 92 which shows a 75' minimum building setback line and also a 10' public utility easement.

This property is improved property known as 709 Prescott Court, Nashville, Tennessee 37204.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of May, 1997.

Vicki Lynne Russell Runyeon
Vicki Lynn Russell Runyeon

Ronald D Runyeon
Ronald D. Runyeon
Who joins in this conveyance for the sole purpose of conveying any marital interest he may have.

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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 Vicki Lynn Russell Runyeon and husband, Ronald D. Runyeon, 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 at Brentwood, Tennessee, this 29th day of May, 1997.

Notary Public

My Commission expires: 5/8/99



03110332
IDENTIF. ▲ REFERENCE
97 JUN -2 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	749.00
			CHECK	749.00
06/02/97	01		08:29 0001	7032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03110332 IDENTIF. ↑ REFERENCE

97 JUN -2 AM 8:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156980