BOX 2

BOOK 10574 PG 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

William H. Runions
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th day of August 19 97

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES (OFFICIAL SEAL) 3/27/99
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Runions	Old Kent Mortgage Company	MAP 171-2-A
(NAME)	(NAME)	
127 Villa View Court	1830 E. Paris Ave. SE	PARCEL 22.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James Buffkin and wife, Heather Buffkin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Runions, unmarried

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, TN, BEING Unit No. 22 on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, Pages 4 and 5, Register's office for Davidson County, TN, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Buffkin by deed from Kim W. White Ethridge and husband, William Lynn Etheridge, of record in Book 9273, Page 327, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 425; By-Laws of Brentwood Villa Homeowners' Association of record in Book 7423, Page 567, Book 8074, Page 564; Master Deed of Brentwood Villa Condominiums of record in Book 6923, Page 943 amended in Book 7035, Page 115; Book 7101, Page 730, re-recorded in Book 7143, Page 18, Book 7266, Page 84, amended in Book 7423, Page 574; Charter for Brentwood Villa Condominiums of record in Book 6936, Page 895, amended in Book 7998, Page 249; Articles of Incorporation of record in Book 8267, Page 270, said Register's Office for Davidson County, TN.

Heather Buffkin joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of James Craig Buffkin.

unimproved ( )
This is improved (X) property, known as 127 Villa View Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (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 our hand s this 15th day of August 19 97

James Buffkin

Heather Buffkin

Heather Buffkin

BOOK 10574 PG 62

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 James Buffkin and wife, Heather Buffkin

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 15th day of August, 1997.

Commission expires _____

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

8540 08/19 0101 03CHECK 519.00

WARRANTY DEED

FROM

James Buffkin and wife, Heather Buffkin

TO

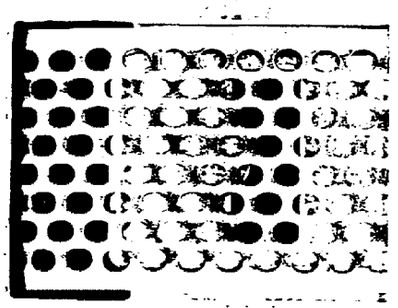
William H. Runions

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE 0339116

97 AUG 19 PM 2:27
FELIX Z. ELLSWORTH III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

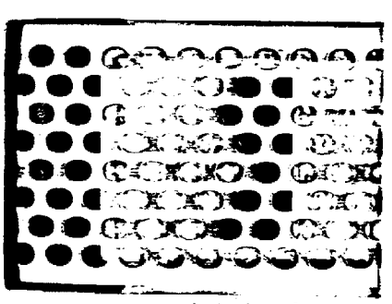
FOR _____

BOOK 10574 PG 63

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	
				138000.00
			CON TX	510.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	519.60
			CHECK	519.60
08/19/97	01	14:29 0001		8540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339116
IDENTIF. & REFERENCE

97 AUG 19 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188084