[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Ronald D. Runyeon and wife,	[First Republic Mort. Co.	[ ]
[Vicki R. Runyeon	[3212 West End Ave, S-500	[Map 132-09]
[865 Glendale Lane	[Nashville, Tennessee 37203	[Parcel 63]
[Nashville, Tennessee 37204		]
[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		97-09-4564]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Sara R. Regen, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Ronald D. Runyeon and wife, Vicki R. Runyeon (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

2571 09/25 0101 03CHECK 760.40

See attached Exhibit A

Being the same property conveyed to Sara R. Regen by Quitclaim Deed from James Burr Regen Jr. of record in Book 8573, page 302, rerecorded in Book 8574, page 449, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 865 Glendale Lane, Nashville, Tennessee 37204.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $202,000.00.
[
[Ronald D Runyeon
Affiant
[Subscribed and sworn to before me this
[30th day of April, 1997
[
[Notary Public
[My Commission Expires: 3-4-99

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and

forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of September, 1997.

Sara R. Regen

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 bargainor, with whom I am personally acquainted or proved to be the person whose name are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 19th of September, 1997.

NOTARY PUBLIC

My Commission Expires: 3-6-99

EXHIBIT A

LAND IN THE 7TH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1, ORR MANOR SUBDIVISION (NOT OF RECORD) AS DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY CAMPBELL MCRAE AND ASSOC. (STANLEY GLENN MCRAE TN. R.L.S. #1673) MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GLENDALE LANE AT THE COMMON CORNER OF LOTS NO.S 1 & 2 ORR MANOR SUBDIVISION (NOT OF RECORD); THENCE ALONG THE LINE BETWEEEN LOTS NO.S 1 & 2 SOUTHEASTERLY 165.5' FEET TO THE COMMON CORNER OF LOTS NO.S 1 & 2 OF SAID ORR MANOR SUBDIVISION AND OF LOT 13 SPRINGDALE ESTATES (BOOK 1835, PAGE 104 R.O.D.C., TN.); THENCE WITH LOT 13 N 05°07' E 149.4' TO A POINT IN THE NORTHERLY MARGIN OF PASADENA DRIVE, SAID POINT BEING THE COMMON CORNER OF SAID LOTS NO.S 1 & 13; THENCE WITH THE NORTHERLY MARGIN OF PASADENA DRIVE N 84°53' W 155.3' FEET TO A POINT AT THE BEGINNING OF A 25' RADIUS CURVE TO THE RIGHT; THENCE WITH SAID CURVE 37.3' FEET TO A POINT IN THE EASTERLY MARGIN OF THOMPSON AVENUE; THENCE WITH SAID THOMPSON AVENUE NORTHERLY 166' FEET TO A POINT AT THE BEGINNING OF A 25' RADIUS CURVE TO THE RIGHT; THENCE WITH SAID CURVE 24.3' FEET TO A POINT IN THE SOUTHERLY MARGIN OF SAID GLENDALE LANE; THENCE WITH SAID SOUTHERLY MARGIN NORTHEASTERLY 109.8' FEET TO THE POINT OF BEGINNING

97 SEP 25 AM 10:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
0135221 1

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10621 PG 102

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	
				202000.00
			CON TX	747.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	760.40
			CHECK	760.40
09/25/97	01	10:51	0001	2571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352211

IDENTIFICATION REFERENCE

97 SEP 25 AM 10:48

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

No. 1201956