BOOK 10685 PG 12

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (fh) Title No: 39362
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah H. Runions Jamie C. Runions 1403 McKennie Avenue Nashville, TN 37206	Franklin American Mortgage 214 Overlook Court, #150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 83-2-14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 97,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles A. Hutson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah H. Runions and Jamie C. Runions, both unmarried, as joint tenants with rights of survivorshipo,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of H. M. Doak's Subdivision of record in Book 332, Page 22, said Register's Office.

SAID Lot No. 17 fronts 50 feet on the northerly side of McKennie Avenue and runs back between parallel lines 174 feet to an alley.

BEING the same property conveyed to Charles A. Hutson, unmarried by deed from Jeffrey S. Dugger and spouse, Brenda K. Dugger of record in Book 9989, Page 111, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1403 McKennie Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

BOOK 10685 PG 13

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 1997.

Charles A. Hutson

State of Tennessee
County of Davidson

On this 14th day of November, 1997, before me the undersigned authority, personally appeared **Charles A. Hutson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 97,000.00

Affiant

Sworn and subscribed before me on the 14th day of November, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

1908 11/14 0101 03CHECK 367.9

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

97 NOV 14 PM 3:29

IDENTIF. & REFERENCE

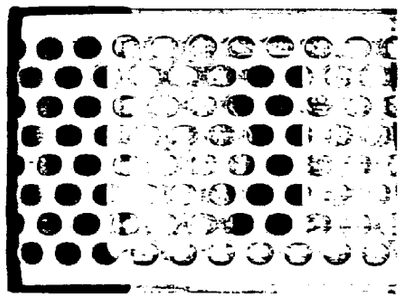
0370030

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10685 PG 14

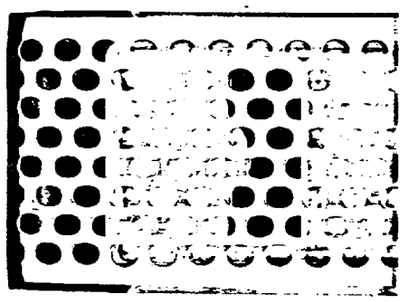
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 8.00
TOTAL 367.90
CHECK 367.90

11/14/97 01 15:32 0001 1908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0370030
IDENTIF. ↑ REFERENCE

97 NOV 14 PM 3:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1221069