File in Box 15

BOX 15

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39760
Dav. Co. File: Box 8

BK 10845 PG 821

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Warren T. Runion Catherine J. Holsen 108 The Commons Drive Nashville, TN 37215	North American Mortgage Company 3883 Airway Drive Santa Rosa, CA 95403

TAX MAP-PARCEL NUMBERS: 142-05-C-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 117500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **O.B. Thomason, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Warren T. Runion and spouse, Catherine J. Holsen,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. Y-403, together with the carport designated at Y-403-C on the plan of Phase One, Section Four, River Plantation Condominiums, of record in Book 4860, pages 17, 18, and 19, and amended in Book 4860, pages 107, 108, and 109, all in the Register's Office for said County, which plan and record thereof are incorporated herein band made a part hereof by reference.

BEING the same property conveyed to O.B. Thomason by deed from Evelyn N. Doxey, single of record in Book 10472, page 268, Register's Office for Davidson County, Tennessee. Nell C. Thomason joins in this conveyance strictly to convey her marital interest in the above described property.

Property Description: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the provisions of the Master Deed and By-Laws contained in instruments of record in Book 4892, page 440, Book 4892, page 456 and as amended in Book 4956, page 756, said Register's Office and to the above referenced plan of record.

This is improved property, known as: 1059 Todd Preis Drive, Nashville, TN 37221

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.

BOX 15

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 17th day of March, 1998.

O.B. Thomason

Nell C. Thomason

BOOK 10845 PG 822

State of Tennessee
County of Davidson

On this 17th day of March, 1998, before me the undersigned authority, personally appeared **O.B. Thomason and Nell C. Thomason**, 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: $ 117500.00

Warren T. Runion
Affiant

Sworn and subscribed before me on the 17th day of March, 1998.

Notary Public

My Commission Expires: 4/22/01

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

98 MAR 19 PM 1:06

041345

IDENTIF. + REFERENCE

8117 03/19 0101 03CHECK 443.

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10845 PG 823

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	117500.00
CON TX	434.75
PRFEE	1.00
WDEED	8.00
TOTAL	443.75
CHECK BANK	443.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/98 01 13:04 0001 8117

0414345
IDENTIF. ↑ REFERENCE

98 MAR 19 PM 1:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1268465