Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1498

WARRANTY DEED

BOOK 11012 PAGE 578

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elaine Moore;****hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Warren T. Runion, and 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:**

** unmarried

Certain Real Estate in Davidson County, Tennessee, as follows:

Building site No. 138, on the Plan of Arden Place, Section II, as of record in Book 4675, Page 119, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Elaine Moore by will of record in Book 9626, Page 131, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4400 Belmont Park Terrace #138, Nashville, TN 37215

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF this 30th day of June, 1998

Elaine Moore

Elaine Moore

State of Tennessee)
County of Davidson)

On this the 30th day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Elaine Moore**, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/23/2002

TANYA A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$180,000.00**.

Warren T. Runion
Affiant

Sworn and subscribed before me on this the 30th day of June, 1998.

Notary Public

My Commission Expires: 3/23/2002

TANYA A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON

NEW OWNER:
Warren T. Runion
4400 Belmont Park Terrace #138
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
~~NationsBank of Tennessee~~
OWNER

TAX MAP-PARCEL #:
131-3-B-138CO

07/08 0101 02CHECK 677.00

98 JUL -8 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
046052

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

RECEIVED OF _____

FOR _____

BOOK 11012 PAGE 580

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	
	180000.00
CON TX	666.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	677.00
CHECK	677.00

07/06/98 01 14:50 0001 1068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0460152
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 2:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316802