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@home.com

W & I Ref: (sk) Title No: 41011
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles A. Walworth Patricia A. Walworth 4400 Belmont Park Terrace #138 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-3-B-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 227,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Warren T. Runion and spouse, Catherine J. Holsen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Walworth and spouse, Patricia A. Walworth,** 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, being Building Site No. 138 on the plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Warren T. Runion and Catherine J. Holsen by deed from Elaine Moore, unmarried of record in Book 11012, page 578, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 119, said Register's Office, to which plan and record thereof are incorporated herein and made a part hereof by reference; The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

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 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.

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 June, 1999.

Warren T. Runion
Warren T. Runion

Catherine J. Holsen
Catherine J. Holsen

State of Tennessee
County of Davidson

On this 14th day of June, 1999, before me the undersigned authority, personally appeared **Warren T. Runion** and **Catherine J. Holsen**, 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.

My Commission Expires: _____

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

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227,500.00

Affiant

Sworn and subscribed before me on the 14th day of June, 1999.

My Commission Expires: _____

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

Notary Public

0600094
RECEIVED FOR REFERENCE
99 JUN 15 PM 1:33
ALL GRAN... REGISTER
DAVIDSON COUNTY, TN.
Widoc: Deed Wty—12/92
0059 06/15 0101 03CHECK 852.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11528 PG. 778

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0600094

INSTRUMENT # REFERENCE

99 JUN 15 PM 1:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
227500.00
CON TX 841.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 852.75
CHECK 852.75

06/15/99 01 13:37 0001 0059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474472