Davidson County DEEDWARR
Recvd: 11/10/00 11:49 2pgs
Fees:11.00 Taxes:627.15

20001110-0111932

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~160~~ $169,500.00 ~~K~~

Timothy A Runner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October 2000

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Southeastern Mortgage	Map 141-15
(Name) Timothy A. Runner	(Name) 115 29th Ave. South	Group D
(Address) 7205 Wexford Point Nashville, TN 37221	(Address) Nashville, TN 37212	Parcel 24
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT G. ERDELEN and PAMELA J. ERDELEN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Runner and wife, Geraldine B. Runner HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase I, "Sheffield" on the Harpeth, of record in Book 6900, pages 10 and 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 79.17 feet on the southerly margin of Wexford Point and extends back 120.00 feet on the westerly line and 113.28 feet on the easterly line to a dead line on the rear measuring 83.64 feet thereon.

Being the same property conveyed to Robert G. Erdelen and wife, Pamela J. Erdelen by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 7205 at page 377 in the Register's Office of Davidson County, Tennessee.

This is improved (X) property, known as 7205 WEXFORD POINT, NASHVILLE, 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our/his/her hand(s) this 6th day of June 2000,

× Robert G Erdelen
ROBERT G. ERDELEN

× Pamela J Erdelen
PAMELA J. ERDELEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT G. ERDELEN and PAMELA J. ERDELEN the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2000.

Commission expires: 7-23-00

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at office at office on this the _____ day of October 27, 2000

My commission expires 3/23/2002

Notary Public