WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/19/01 09:36 2pgs
Fees:13.00 Taxes:651.20

20011119-0126066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of November, 2001.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Ann Lea	Legends Mortgage, Inc.	Map 84-14-0
(NAME) 2111 Crestline Drive	(NAME) 1143 Columbia Avenue C-11	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37064	Parcel 223.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles V. Runion and wife, Janice L. Runion**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cynthia Ann Lea, married** hereinafter called the GRANTEE(S), 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. 43B on the plan of Resubdivision of Lot No. 43, Donelson Meadows, Sec II, as of record in Book 5190, Page 653, Register's Office for said County.

Said Lot No. 43B fronts 120.35 feet on the southerly side of Crestline Drive and runs back 191.80 feet on the westerly line and 174.30 feet on the easterly line to a rear line on which it measures 81.50 feet.

Being the same property conveyed to Charles V. Runion and wife, Janice L. Runion by Warranty Deed of record in Book 7908, page 256, Register's Office of Davidson County, Tennessee.

Restrictive covenants of record in Book 5190, page 653, annd Book 2283, page 361; and, any and all matters as shown on plat of record in Plat Book 5190, page 653; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 2111 Crestline Drive Nashville TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 16th Day of November, 2001.

Charles V. Runion

Janice L. Runion

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Charles V. Runion and Janice L. Runion, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th Day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.