This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6037

ADDRESS NEW OWNER:
Janice L. Runion
2111 Crestline Drive
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 11/20/01 15:07 2pgs
Fees:13.00 Taxes:505.05
20011120-0127583

MAP **75-12-B**
GROUP
PARCEL **2.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Powell Builders, Inc.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Janice L. Runion**, hereinafter called the GRANTEE, her representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 2 on the Plan of Phase One and a portion of Phase Two, Section 1, Brookside Woods Subdivision, of record in Plat Book 9700, page 397, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry Powell Builders, Inc. by deed from Mildred Lucile Tune dated September 3, 1996, of record in Book 10178, Page 382, Register's Office for Davidson County, Tennessee.

This is improved property known as 1016 Brookside Woods Blvd., Hermitage, Tennessee 37076. Possession is to be given on November 16, 2001.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of November, 2001.

Larry Powell Builders, Inc.

Larry Powell Builders, Inc.

By: Larry W. Powell, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry W. Powell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President of Larry Powell Builders, Inc.,** , the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal ~~at office~~ this 16th day ~~of~~ November, 2001.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE WILSON CO.

My Commission Expires: 02-09-03

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$136,500.00**.

AFFIANT

Subscribed and sworn to before me on this 16th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03

WILSON CO. TENN. NOTARY PUBLIC AT LARGE