Bux 52

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40602**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/02 09:50 2pgs
Fees:13.00 Taxes:728.90

20020118-0007670

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 197,000.00.**

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **16th DAY OF JANUARY, 2002.**

NOTARY PUBLIC
Notary Public
AT LARGE
MY COMMISSION EXPIRES: 12/21/05

WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JUSTIN M. STACK et ux **ELIZABETH G. STACK** **812 Meadow Ridge Court** **Nashville, Tennessee 37221**	Fifth Third Mortgage Co. 250 W. Main Street, Ste. 100 Lexington, KY 40507	**155-16-A-226** **9D-83823**

FOR AND IN 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, JEFFREY E. RUNION and wife, DONNA W. RUNION**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN M. STACK and wife, ELIZABETH G. STACK**

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. 82 on the Plan of Traceside, Section Eight, of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeffrey E. Runion and wife, Donna W. Runion, by deed from Centex International, Inc., a Nevada Corporation d/k/a Centex Real Estate Corporation, of record in Book 11144, page 411, Register's Office for Davidson County, Tennessee.

This is improved property known as 812 Meadow Ridge Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto 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 hands this 16th day of January, 2002.

Jeffrey E. Runion
JEFFREY E. RUNION

Donna W. Runion
DONNA W. RUNION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JEFFREY E. RUNION and wife, DONNA W. RUNION, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 12/11/05

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON