Davidson County DEEDWARR
Recvd: 01/30/02 13:32 2pgs
Fees:13.00 Taxes:314.13

20020130-0013210

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40587

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of Jan 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Cedeno-Diaz	1st Trust Bank for Savings	119-10-213
246 Collier Avenue	P.O. 17257	
Nashville, TN, 37211	Memphis, TN 38187-0257	

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, I/WE,

Estate of Steven W. Runkle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Felix Cedeno-Diaz

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:

BEING the westerly 30.0 feet of the southerly 125.0 feet of Lot No. 13 and the easterly 60.0 feet of the southerly 125.0 feet of Lot No. 12 of block "F" in the unrecorded plan of Woodbine Courts, Part 2.

SAID parts of Lots 12 and 13 front 90.0 feet on the northerly side of Collier Avenue and run back between parallel lines 125.0 feet to a dead line measuring 90.0 feet thereon and according to said unrecorded plat prepared by Blanchard & Parrish, Engineers said Tract is bounded and described as follows:

BEGINNING at a point in the northerly margin of Collier Avenue, 369.3 feet from a point in the beginning of a curve at the intersection of Collier Avenue and Dobbs Avenue; thence northwardly 125.0 feet to a point; thence westwardly 90.0 feet to a point; thence southwardly 125.0 feet to a point in the northerly margin of Collier Avenue; thence with the margin of Collier Avenue eastwardly 90.0 feet to the point of beginning.

BEING the same property conveyed to Steven W. Runkle, unmarried by Warranty Deed from Patricia Johnson Bailey, of record in Book 10089, Page 500; Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 246 Collier Avenue, Nashville, TN 37211

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 my/our hand(s) this

X Sue Shelton Runkle, ADMINISTRATRIX AND SOLE AS HEIR
Estate of Steven W. Runkle

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 Sue Shelton Runkle, individual and sole heir at law and Administratrix of the Estate of Steven W. Runkle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

Lisa M. Trivette
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
LISA M. TRIVETTE
My Commission Expires 8-29-06

My Commission Expires: 8-29-06

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sue Shelton Runkle, Administratrix of the Estate of Steven W.Runkle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

_____
Notary Public

My Commission Expires: _____