Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$16,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF **DECEMBER, 2002**. Notary Public MY COMMISSION EXPIRES: **October 25, 2003.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/30/02 12:16 2pgs
Fees:13.00 Taxes:59.20
20021230-0161784

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
RON RUNYEON, ET AL	**SAME**	**92-9-191**
(NAME) **3901 ELKINS AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, BILLY G. MANN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEN CUNNINGHAM AND WIFE, DANA CUNNINGHAM , A ONE-HALF UNDIVIDED INTEREST AND RON RUNYEON, UNMARRIED, A ONE-HALF UNDIVIDED INTEREST, AS TENANTS IN COMMON** 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. 46 on the Map of the Subdivision, of the W. R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the westerly side of 37th Avenue North, formerly Willie Street, and runs back 143.3 feet on the northerly line and 145.9 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Billy G. Mann from Terrance Lee Buchanan and wife, Yolanda Tecoria Buchanan by Quitclaim Deed of record in Book 11246, page 19, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 161, and any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Unimproved ( )
This is improved(X) property, known as 413 37th AVENUE NORTH, NASHVILLE, TN 37209
(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 GRANTEES, their heirs 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 hand this 27th day of December, 2002.

Billy G. Mann

BILLY G. MANN

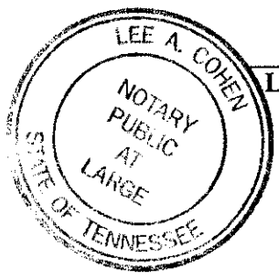
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned,** a Notary Public in and for said County and State, the within named **Billy G. Mann,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, Tennessee** this 27th day of **December, 2002.**

Commission expires: OCTOBER 25, 2003.



Lee A. Cohen

LEE A. COHEN Notary Public