Davidson County DEEDWARR
Recvd: 05/08/03 12:00 5pgs
Fees:28.00 Taxes:379.25
20030508-0061831

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ronald D. Runyeon 8432 Rolling Hills Drive Nashville, Tennessee 37221	059-11-1-064.00	same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ken Cunningham and wife, Dana Cunningham** (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Ron Runyeon also known as Ronald D. Runyeon (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 3856 Augusta Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Property in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 7th day of May, 2003.

GRANTOR:

Ken Cunningham

Dana Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Ken Cunningham (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 7th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 7th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $102,500.00.

Rachel D Rung

Subscribed and sworn to before me, this the 7th day of May, 2003.

Kimberley R Mankin
Notary Public

My Commission Expires: 9-30-06

KIMBERLEY R MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 369, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

Said Lot No. 369 fronts 70.0 feet on the southeasterly margin of Augusta Drive and extends back between parallel lines 135.0 feet to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Ken Cunningham and wife, Dana Cunningham, a one-half (1/2) undivided interest, and Ron Runyeon, a one-half (1/2) undivided interest, as tenants in common, by deed from Elaine Thompson, Administratrix of the Estate of Evelyn Louise Thompson, and Elaine Thompson, Heloise Watkins, Gloria Thompson, Carolyn Gerdon, Paul Thompson, Sandra Thompson, Sheila Thompson, William Thompson by Sylvia A. Thompson as Attorney in Fact, and Larry Thompson, the Heirs of Evelyn Louise Thompson, of record in Instrument #200211120139753, Register's Office for Davidson County.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2003, a lien, now due and payable.
2. Matters shown on the plan of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee.