WARRANTY DEED

FILE BOX 19B
03-7-038-S

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of August, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/07/03 13:34 2pgs
Fees:13.00 Taxes:370.00

20031007-0148490

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RON RUNYEON (NAME)	"NEW OWNER" (NAME)	91-16
P.O. Box 90617 (ADDRESS)	(ADDRESS)	42.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE, DECEASED** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RON RUNYEON,** hereinafter called the Grantee, his 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. 402 of Block 18 on the Plan of Charlotte Park Company's Addition, of record in Book 57, Page 103, said Register's Office.

SAID Lot No. 402 fronts 60 feet on the South side of Park Avenue, and runs back between parallel lines along the West margin of 45th Avenue, North 150 feet to an alley in the rear to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to JAMES W. PICKLE UNMARRIED, by Deed from DONALD J. STOVER AND JERRY KEMP, of record in Book 4326, Page 320, Register's Office for Davidson County, Tennessee. The said JAMES W. PICKLE having since died. The Last Will and Testament of JAMES WALTER PICKLE having been filed in Nashville, Davidson County, Tennessee Courts 02P-1198, appointing LAWRENCE J. SACKS as Executor of the Estate of JAMES W. PICKLE. And being part of the same property conveyed to JAMES W. PICKLE by CHARLOTTE C. PICKLE by Certified Copy of Order of record in Instrument No. 20011019-0114183 said Register's Office. (Part of Tract R)

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE subject property is not now, nor has ever been the principal place of residence of the Grantor.

BEING unimproved ☐
Improved ☒ property known as: 4501 Park Avenue, Nashville, TN, .

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, his successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, their successors 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 WHEREOF, witness my hand , this 28th day of August, 2003.

LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE, DECEASED

By: _____
Lawrence J. Sacks, Executor

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 **Lawrence J. Sacks, Executor of the Estate of JAMES WALTER PICKLE, DECEASED** 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 Brentwood, Tennessee, this 28th day of August, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.