Return to:
First Title and Escrow Co., Inc.
Box 9B
File number: 21836

WARRANTY DEED

G-VR-03-0201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,500.00

Affiant

Subscribed and sworn to before me this 29th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Ingram	SunTrust Mortgage, Inc.	
201 Stokesboro Court	(NAME) 200 Fourth Ave. N. 7th Flr.	117-07-G-1CO
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES E. RUNION AND WIFE, PENNY L. RUNION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE INGRAM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot Number 1 on the plan of Stokesboro Court of record in Book 6200, Page 582, Register's Office for said County, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James E. Runion and wife, Penny L. Runion by Warranty Deed from Richard D. Sweeney and wife, Janice B. Sweeney executed on September 30, 1988 and filed for record on October 3, 1988 in Book 7667, Page 400. Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6200, page 582 and Book 7171, page 148, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 201 Stokesboro Court, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 29th day of October, 2003.

James E. Runion

Penny L. Runion by James E. Runion,
attorney-in-fact

by JAMES E. RUNION
atty in fact

Davidson County DEEDWARR
Recvd: 11/04/03 13:25 2pgs
Fees:13.00 Taxes:1714.95

20031104-0161722

STATE OF Tennessee
COUNTY OF Davidson

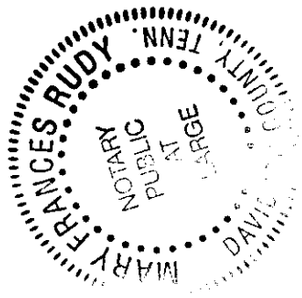
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that James E. Runion personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of October, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



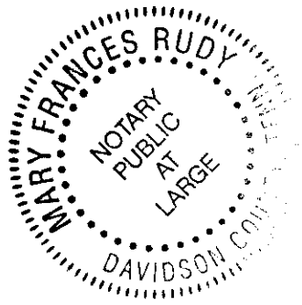
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of October, 2003, before me personally appeared James E. Runion to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Penny L. Runion and who acknowledged that he/she executed the same as the free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2003.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903