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:
Max E. Fulwider Abigail Fulwider 4501 Park Avenue Nashville, Tennessee 37209	091-16-0-042.00	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, **Ron Runyeon** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Max E. Fulwider and wife, Abigail Fulwider** (the "Grantee"), their heir and assigns, 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 4501 Park Avenue, Nashville, Davidson County, Tennessee.

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

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, their 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 Grantor has caused this Deed to be executed as of the 29th day of August, 2003.

GRANTOR:

Ron Runyeon

Davidson County DEEDWARR
Recvd: 11/13/03 11:43 4pgs
Fees:23.00 Taxes:414.40
20031113-0166120

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ron Runyeon, with whom I am personally acquainted (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 29th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 9/30/06

CHRISTY L. MCCLELLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $112,000.00.

Subscribed and sworn to before me, this the _____ day of August, 2003.

Notary Public

My Commission Expires: May 30, 2003

GINGER ALSUP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires May 30, 2003

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 402 of Block 18 on the Plan of Charlotte Park Company's Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

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.

Being the same property conveyed to Ron Runyeon by deed from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle of record at Instrument No._____, Register's Office for Davidson County, Tennessee. 20031007-0148490

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2003, a lien, but not yet due and payable.

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