File Box 8

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

CHRISTY WIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2004
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/03/04 15:19 2pgs
Fees:13.00 Taxes:588.30
20040203-0013150

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Goodman (NAME)	AmSouth Bank (NAME)	MAP 104-12-B
2107 Fairfax Avenue #102 (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 102
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Richard D. Runyeon and wife, Carole A. Runyeon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel M. Goodman

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 unit number 102, Building 1, on the plan of ASHLEY PLACE, as of record in Book 6200, page 462, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Richard D. Runyeon and wife, Carole A. Runyeon by deed of record in Book 9196, page 834, said Register's Office. This deed is executed on behalf of Carole A. Runyeon by Richard D. Runyeon, her attorney-in-fact, pursuant to a grant of power-of-attorney recorded herewith.

This conveyance is made subject to the assessment for real property taxes for the year 2004 which are assumed by the Grantee and have been prorated between the parties. This conveyance is made subject to the provisions of the plat of record in Book 6200, page 462, said Register's Office; this conveyance is made subject to the provisions of the Tennessee Horizontal Property Act and the Master Deed establishing Ashley Place Condominium (which sets forth provisions for assessments, lien rights and creates an owners' association), as of record in Book 6839, page 635 as corrected in book 6864, page 85, together with the By-Laws associated therewith in book 6839,page 649, said Register's Offfice. This conveyance is made subject to all codes and zoning regulations as may affect the premises described herein.

unimproved ( )
This is improved (X) property, known as 2107 Fairfax Avenue #102, Nashville, TN 37212
(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 and 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 our hand s this 30th day of January, 2004

Richard D. Runyeon

Carole A. Runyeon by Richard D. Runyeon
Carole A. Runyeon
by Richard D. Runyeon, her attorney-in-fact

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 Richard D. Runyeon

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 30th day of January, 2004.

Commission expires 1-26-08

Notary Public

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 Richard D. Runyeon whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carole A. Runyeon as her attorney in fact the free act and deed of the within named Carole A. Runyeon.

Witness my hand and official seal at Nashville, TN this 30th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 1-26-08