# WARRANTY DEED

G-EHR-04-4206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3c/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
LAURA SHOUN
DAVIDSON COUNTY, TENN.

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 |
|---|---|---|
| Ron Runyeon | New Owner (NAME) | |
| 4206 Nevada Avenue (ADDRESS) | (ADDRESS) | 091-16-0 223.00 |
| Nashville, Tennessee 37209 (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 FRANCES ELIZABETH KING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RON RUNYEON, MARRIED, 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 No. 107 in Block 3 of the Charlotte Park Company's First Addition to Nashville, Tennessee, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, Said Lot No. 107 fronts 50 feet on the north side of Nevada Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Frances Elizabeth King Thornell, individually, by Quitclaim deed executed on November 26, 2003 and filed for record on January 8, 2004 in Instrument Number 20040108-0003514, 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 of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

*** Frances Elizabeth King Thornell

unimproved ( )
This is improved ( X ) property, known as 4206 Nevada Avenue, Nashville, Tennessee 37209
(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 9th day of February, 2004.

Frances Elizabeth King Thornell
Frances Elizabeth King Thornell

Davidson County DEEDWARR
Recvd: 02/17/04 10:09 2pgs
Fees:13.00 Taxes:342.25

20040217-0017861

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shaun, a Notary Public of the County and State first above written, do hereby certify that Frances Elizabeth King ~~and~~ Thornell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of February, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903