Davidson County DEEDWARR
Recvd: 06/22/04 14:57 2pgs
Fees:13.00 Taxes:394.05

20040622-0073985

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

Subscribed and sworn to before me this 11th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

G-RB-04-4206

JOHN GLEAVES NOTARY PUBLIC AT LARGE 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
Richard B. Powell, Jr.	Regions Bank	
4206 Nevada Avenue	(NAME) 4329 Harding Road	091-16-0 223.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37205	
(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 RON RUNYEON,MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD B. POWELL, JR. AND WIFE, ANNA WILSON, 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 Ron Runyeon by deed from Frances Elizabeth King Thornell by Deed executed on February 9, 2004 and filed for record on February 17, 2004 in instrument Number 20040217-0017861, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named grantor.

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 1032, Register's Office for Davidson County, Tennessee.

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 11th day of June, 2004.

Ron Runyeon

STATE OF Tennessee
COUNTY OF Davidson

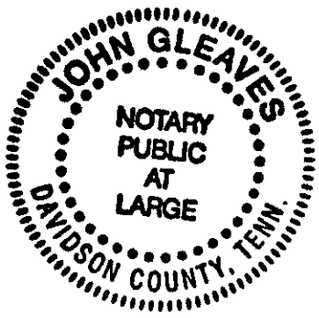
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron Runyeon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903