This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 08/18/04 12:49 5pgs
Fees:28.00 Taxes:77.70
20040818-0099869

WARRANTY DEED

Address new owner as:
Ronald D. Runyeon
8432 Rolling Hills Drive
Nashville, Tennessee 37221

Send tax bills to:
Same

Map-Parcel
Map 91-8
Par 312/313

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carnell Barnett, Bobbie Barnett, Nathaniel Brown, Donna Cannon, Nathan Barnett, Sandra Allen, Brenda Allen and Constance Plantt, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Ronald D Runyeon, ("Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 1 in the Subdivision of Lots Nos. 19 and 20 on the Plan of Clifton, in West Nashville, the plan of said subdivision not being of record.

Said Lot No. 1 is described as follows: Beginning at the southwest corner of Michigan Avenue and Clifton Avenue, thence with the southerly margin of Michigan Avenue westerly 127 feet to the easterly margin of an alley; thence with said alley southerly 82 feet to the corner of Lots Nos. 1 and 2; thence easterly with the line between said two lots 115 feet to the westerly margin of Clifton Avenue; thence with the westerly margin of Clifton Avenue northerly 30 feet to the beginning, Clifton Avenue is now 40th Avenue, North.

BEING the same property conveyed to Garland Barnett and wife, Helen Barnett by Installment Deed from Jacob H. Doyle, dated December 20, 1958, and recorded in Book 3575, page 494, said Register's Office. The said Helen Barnett having predeceased Garland Barnett, leaving as their heirs at law Carnell Barnett and Nathaniel Barnett. The said Nathaniel Barnett having since died leaving as his heirs at law, Bobbie Barnett, Nathaniel Brown, Donna Cannon, Nathan Barnett, Sandra Allen, Brenda Allen and Constance Plantt.

LAND in Davidson County, Tennessee, being the north part of Lot No. 2, Block 19, on the Map of the Resubdivision of Block "R" of the Clifton Plan, partly shown on plan of record in Book 421, page 49, Register's Office for said County.

Said part of Lot No. 2 fronts 20 feet on the west side of 40th Avenue, North and runs back between lines, 115 feet to an alley called for in deeds, and begins at a point 30 feet south of Michigan Avenue.

BEING the same property conveyed to Garland Barnett and wife, Helen Barnett by Installment Deed from Karen Marie West, dated December 28, 1960, and recorded in Book 3178, page 227, said Register's Office. The said Helen Barnett having predeceased Garland

Barnett, leaving as their heirs at law Carnell Barnett and Nathaniel Barnett. The said Nathaniel Barnett having since died leaving as his heirs at law, Bobbie Barnett, Nathaniel Brown, Donna Cannon, Nathan Barnett, Sandra Allen, Brenda Allen and Constance Plantt.

This is unimproved property located on 40th Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee his heirs and assigns, forever.

And we, the Grantors, covenant with the Grantees that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 26th day of July, 2004.

Carnell Barnett
CARNELL BARNETT

Bobbie Barnett POA Constance Plantt
BOBBIE BARNETT

Nathaniel Brown
NATHANIEL BROWN

Donna Cannon
DONNA CANNON

Sandra Allen
SANDRA ALLEN

Brenda Allen
BRENDA ALLEN

Constance Plantt
CONSTANCE PLANTT

Nathan Barnett by Alecia Cox
NATHAN BARNETT by Alecia Cox, POA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carnell Barnett, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2004.

Pam Whitworth
NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of July, 2004.

NOTARY PUBLIC AT LARGE

PAM WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathaniel Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2004.

NOTARY PUBLIC AT LARGE

PAM WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of July, 2004.

NOTARY PUBLIC AT LARGE

PAM WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of July, 2004.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of July, 2004.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of July, 2004, before me personally appeared Constance Platt, 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 Bobbie Barnett and who acknowledged that she executed the same as the free act and deed of said Bobbie Barnett.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires JAN. 28, 2006

The above referenced Power of Attorney naming Constance Platt as the attorney in fact for Bobbie Barnett has been recorded as Instrument Number 20030827-0124584, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 13th day of July, 2004, before me personally appeared Alecia Cox, 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 Nathan Barnett and who acknowledged that she executed the same as the free act and deed of said Nathan Barnett.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires JAN. 28, 2006

The above referenced Power of Attorney naming Alecia Cox as the attorney in fact for Nathan Barnett has been recorded as Instrument Number 20040818 0099868, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00.

AFFIANT

Subscribed and sworn to before me, this 13th day of July, 2004.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires JAN. 28, 2006

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.