WARRANTY DEED

G-UP-04-4500

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

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
Ronald D. Runyeon	Greenpoint Mortgage Funding	
4500 Park Avenue (ADDRESS)	PO Box 80747 (NAME) (ADDRESS)	91-16-27.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Atlanta, GA 30366 (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 JAMES W. BRYAN AND WIFE PAMELA S. BRYAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD D. RUNYEON UNMARRIED, 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:

Lot marked "Exchange Building", on the plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee,
described as follows: Beginning on the northerly margin of Park Avenue at the southwest corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with the westerly line of said Murray property, northwardly 150 feet; thence westwardly and parallel with the northerly margin of Park Avenue 50 feet to the easterly line of the property formerly owned by Misses Strong; thence with said line, southwardly 150 feet to the northerly margin of Park Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to James W. Bryan and spouse, Pamela S. Bryan by Warranty Deed from Susan Lee Armistead, unmarried, recorded the 16th day of May, 2002 in Instrument No. 20020516-0060066, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4500 Park 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 20th day of September, 2004.

James W. Bryan

Pamela S. Bryan by James W. Bryan attorney in fact

Davidson County DEEDWARR
Recvd: 09/23/04 14:24 2pgs
Fees:13.00 Taxes:943.50

20040923-0115067

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Bryan, 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 20th day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James W. Bryan, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Pamela S. Bryan and acknowledged that he/she executed the same as the free act and deed of the said Pamela S. Bryan.

Witness my hand and official seal at
Nashville, Tennessee
on this the 21st day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903