File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/19/04 13:27 2pgs
Fees:13.00 Taxes:300.63
20041019-0125601

W & I Ref:(_____) Title No: 45957
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ron Runyeon P.O. Box 90617 Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 091-12-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$81,250.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jan Pass and Minna Gioia**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ron Runyeon** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 505 and 507 in Block No. 83, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 505 and 507 join and front each 25 feet on the north side of Indiana Avenue and extends back northwardly between parallel lines, 150 feet to an alley.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 509 in Block No. 83, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot fronts (25) twenty-five feet on the north side of Indiana Avenue and runs back between parallel lines (150) one hundred fifty feet to a (25) twenty-five foot alley and shows (25) twenty-five feet on said alley.

Being the same property conveyed to Minna Gioia and Jan Pass by deed from Arthur A. Nolan, Carolyn E. Nolan and C.R. Johnson of record in Doc. No. 20040830-0104805, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Pages, 74 and 75 said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5452, Page 50, said Register's Office.

This is improved property, known as: 4602 Indiana Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2004.

Jan Pass

Minna Gioia

State of TENNESSEE
County of DAVIDSON

On this 18th day of October, 2004, before me the undersigned authority, personally appeared Jan Pass Minna Gioia, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $81,250.00

Affiant

Sworn and subscribed before me this the 18th day of October, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007