Davidson County DEEDWARR
Recvd: 06/03/05 08:24 2 pgs
Fees:13.00 Taxes:832.50

20050603-0063024

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Ronald D Runyeon
Affiant

Subscribed and sworn to before me this 20th DAY OF May, 2005.

Notary Public

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

G-CD-05-4600

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	Cumberland Bank	
4600 Nebraska Avenue (ADDRESS)	(NAME) 318 Seaboard Lane, Suite 305 (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	103-04-0 155.00

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 FRANK YOUREE, JR., AND WIFE, SUE YOUREE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD D.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 NUMBERS 7, 8 AND THE EAST 25 FEET OF LOT 9, BLOCK 11, AS SHOWN ON THE PLAN OF THE MAP OF A PART OF SYLVAN PARK, OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULARL DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FRANK YOUREE, JR. AND WIFE, SUE YOUREE BY QUITCLAIM DEED FROM FRANK S. YOUREE, AN UNMARRIED MAN, RECORDED ON JULY 9, 2003 IN INSTRUMENT NO. 20030709-0094505, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) any and all matters appearing on plat of record in Book 332, Page 104, said Register's Office; and c) any and all existing easements and restrictions as shown of record not mentioned herein.

unimproved ( )
This is improved (X) property, known as 4600 Nebraska 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 May, 2005.

Frank Youree, Jr.

Sue Youree

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Youree, Jr., and Sue Youree, 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 purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903