Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $133,975.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2005.

Notary Public
My commission expires: 02/24/08

Davidson County DEEDWARR
Recvd: 08/22/05 12:06 2 pgs
Fees:13.00 Taxes:495.71
20050822-0099664

06-0507-71883

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy F. Runions 1617 5th Avenue North Nashville TN 37208	OWNER	82-05-O-044

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mageline Crawford and John Luster Crawford, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy F. Runions, hereinafter called the Grantees, their successors and assigns, a 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. 148, on the Plan of North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 50 feet on the westerly side of 5th Avenue North, formerly Sumner Street, and runs back 182 feet on the northerly line and 181.6 feet on the southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Top Motors, Inc. by deed from Mariam S. Thorpe, dated March 31, 1977, of record in Book 5128, Page 882, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Dewey Burnett by Quitclaim Deed from Top Motors, Inc., dated July 2, 2003, of record in Instrument No. 20031113-0166170, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mageline Crawford and John Luster Crawford, Jr. by Installment Deed from James Dewey Burnett, a single person, dated November 14, 2003, of record in Instrument No. 20031119-0168963, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1617 5th Avenue North, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12th day of August, 2005.

Magoline Crawford John Luster Crawford Jr.

Magoline Crawford John Luster Crawford Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, and ~~X~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Magoline Crawford John Luster Crawford Jr.

Witness my hand in Mt. Juliet, TN, this 12th day of August, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

