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Davidson County DEEDWARR
Recvd: 09/27/05 12:12 2 pgs
Fees:13.00 Taxes:666.00

20050927-0115912

Realty 48A

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 $180,000.00

Affiant

Subscribed and sworn to before me, this 23th day of September, 2005.

Notary Public
My commission expires:

WILSON CO. TENN. * KATHLEEN A. TOWLE * NOTARY PUBLIC AT LARGE

06-0509-71971

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Anthony Cates	New Owner	82-05-0-044
1617 5th Avenue North		
Nashville TN 37208		

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, Jeremy F. Runions, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Cates, 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.

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.

Being the same property conveyed to Jeremy F. Runions by deed from Mageline Crawford, dated August 17, 2005, of record in Instrument Number 20050822-0099664, Register's Office for Davidson County, Tennessee.

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 23 day of September, 2005.

Jeremy F. Runions

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy F. Runions and , 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.

Witness my hand in Mt. Juliet, TN, this 23 day of September, 2005.

State of Tennessee at Large

My Commission expires 2-24-08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.