Davidson County DEEDWARR
Recvd: 10/05/05 14:08 2 pgs
Fees:13.00 Taxes:740.00

20051005-0120148

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $200,000.00.

Subsribed and sworn before me this the 29th day of September, 2005.

Affiant

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500729
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ronald D. Runyeon and wife, Linda Sue Simmons
3809 & 3811 Elkins Avenue
Nashville, TN 37209

Send tax bills to:
~~Cumberland Bank~~ Ronald O. Runyeon
~~318 Seaboard Lane, Suite #305~~ PO Box 159
~~Franklin, TN 37067~~ Pegram, TN 37143

Map 92-13 Parcel 209 & 210

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Barbara Von Haberstroh, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ronald D. Runyeon and wife, Linda Sue Simmons

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the westerly half of Lot No. 5 and lots Nos. 6 and 7 of Block 24 on the Plan of Charlotte Park Company's Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said westerly half of Lot No. 5 and Lots Nos. 6 and 7 front together 125 feet on the southerly side of Elkins, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

Being all of the same property conveyed to Barbara E. Deaton by Deed of record in Book 5955, page 837, and by Deed in Book 5955, page 840; Book 5955, page 842; Book 5955, page 844, and Book 5955, page 846.

The said Barbara E. Deaton has since changed her name to Barbara Von Haberstroh by order in the chancery court for Davidson County, Tennessee, Docket No. 86-217-11.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 3809 & 3811 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of September, 2005.

Barbara Von Haberstroh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Barbara Von Haberstroh , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 09/29/05.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006