WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/06 10:06 2 pgs
Fees:13.00 Taxes:592.00

20060222-0020507

G-JOHN-06-4504

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Runyeon	New owner (NAME)	
4504 Wyoming Avenue (ADDRESS)	(ADDRESS)	103-4-48
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 NIRA D. GAMBLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD RUNYEON AND MICHAEL CARLETELLO AND AND TIA SILLERS, TENANTS IN COMMON, 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:

BEING THE EASTERLY 40 FEET OF LOT NO. 405 AND THE WESTERLY 10 FEET OF LOT NO. 403 OF BLOCK 22, IN THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, SAID REGISTER'S OFFICE.

SAID PART OF SAID LOTS 403 AND 405 TOGETHER FRONT 50 FEET ON THE NORTH SIDE OF WYOMING AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NIRA D. GAMBLE, WITH A LIFE ESTATE RETAINED BY DOVIE PEARL GARDNER, BY QUITCLAIM DEED FROM DOVIE PEARL GARDNER, AN UNMARRIED PERSON, RECORDED ON THE 18TH DAY OF AUGUST, 1989 IN DEED BOOK 7918, PAGE 373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Dovie Pearl Gardner has since passed.

This conveyance is subject to a) 2006 property taxes, which have been assumed by the grantee(s) herein; b) plat of record in Book 57, Page 103; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 4504 Wyoming 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 17th day of February, 2006.

Nira D Gamble
Nira D. Gamble

STATE OF Tennessee
COUNTY OF Davidson

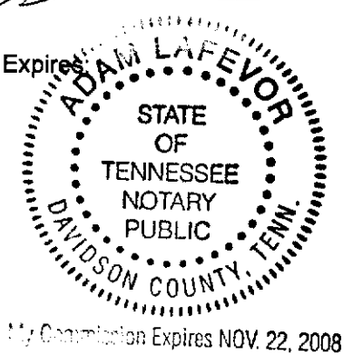
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nira D. Gamble, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 17th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903