Davidson County DEEDWARR
Recvd: 04/13/06 14:57 2 pgs
Fees:13.00 Taxes:943.50

20060413-0042786

WARRANTY DEED

G-ERA-06-135

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAYE ARBOGAST NOTARY PUBLIC Exp. 5/24/08 DAVIDSON COUNTY, TN

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
Thomas Dulek	Skyline Financial Inc.	
135 46th Avenue North (ADDRESS)	(NAME) 15928 Ventura Blvd, STE 104 (ADDRESS)	103-4-471.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Encino, CA 91436 (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 RONALD D. RUNYEON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS DULEK, AN UNMARRIED MAN, 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 2, on the Plan of the RESUBDIVISION OF LOTS 7, 8, AND PART OF 9 - BLOCK 11, ON THE MAP OF PART OF SYLVAN PARK, as shown on plat of record in Instrument No. 20050815-0096239, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The above-described property has never been the marital residence of the grantor(s) herein.

Being part of the same property conveyed to Ronald D. Runyeon, married, by Warranty Deed from Frank Youree, Jr. and wife, Sue Youree recorded June 3, 2004 in Instrument No. 20050603-0063024, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst No. 20050815-0096239; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 135 46th Avenue North, 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 15th day of March, 2006.

Ronald D. Runyeon

STATE OF Tennessee
COUNTY OF Davidson

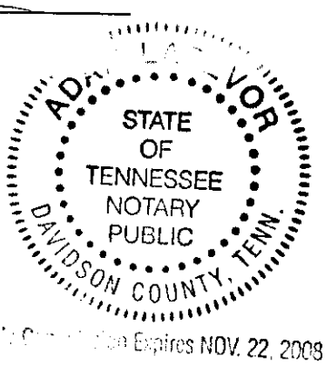
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald D. Runyeon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 15th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903