Davidson County DEEDWARR
Recvd: 04/27/06 10:42 2 pgs
Fees:13.00 Taxes:66.60

20060427-0048186

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-JOHN-05-500

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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: (NAME)	MAP-PARCEL NUMBERS
Glen Christman	GLENN CHRISTMAN	
500 40th Avenue North	5228 EATON'S CREEK RD.	91-12-276.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	NASHVILLE TN 37218	
(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 RONALD D. RUNYEON AND KEN CUNNINGHAM AND DANA CUNNINGHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLEN CHRISTMAN AND WIFE CANDICE CHRISTMAN, 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 NO. 1 ON THE MAP RE-SUBDIVISION OF GEO I. WADDEY'S LOTS 22, 23 AND 24 IN TARIFF REFORM ADDITION, AS OF RECORD IN BOOK 421, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 50 FEET ON THE EASTERLY SIDE OF 40TH AVENUE NORTH, FORMERLY CLIFTON AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTHERLY MARGIN OF ALABAMA AVENUE, 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE TO RONALD D. RUNYEON AS RECORDED ON THE 24TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030124-0010166 AND QUITCLAIM DEED FROM RONALD D. RUNYEON, AN UNMARRIED PERSON TO RONALD D. RUNYEON AND DANA CUNNINGHAM AND KEN CUNNINGHAM AS RECORDED ON THE 24TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030124-0010167, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 500 40th 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 30th day of August, 2005.

Ronald D. Runyeon

Ken Cunningham

Dana Cunningham

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, and Ken Cunningham and Dana Cunningham, 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 30th day of August, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903