WARRANTY DEED

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-JG-06-0336

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2006.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon	Ronald D. Runyeon	
PO Box 159 (ADDRESS)	PO Box 159 (NAME)	92-11-279
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Pegram, TN 37143 (ADDRESS) (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 ABSOLOM CRISS FARMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD D. RUNYEON AND ALDEN HORTON, III, 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 PART OF BLOCK NO. 10, DIVISION "B" ON THE MURPHY LAND COMPANY'S PLAN OF LOTS AS OF RECORD IN BOOK 161, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY, AND SHOWN AS LOT NO. 140 ON AN UNRECORDED PLAN SUBDIVISING SAID BLOCK INTO SMALL LOTS. SAID LOT NO. 140 FRONTS 50 FEET ON THE EASTERLY SIDE OF 22ND AVENUE, NORTH, FORMERLY FELDER AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 168 FEET TO AN ALLEY, THE SOUTHERLINE OF SAID LOT BEING PARALLEL WITH AND 156 FEET NORTH FROM THE NORTHERLY MARGIN OF MURPHY AVENUE.

BEING THE SAME PROPERTY CONVEYED TO ABSOLOM CRISS FARMER BY QUITCLAIM DEED FROM MILLIE FARMER, RECORDED ON THE 12TH DAY OF JANUARY, 1993 IN DEED BOOK 8838, PAGE 140, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Madeline E. Farmer having since died, leaving Absolom Criss Farmer as the sole tenant by the entirety.

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

unimproved ( )
This is improved (X) property, known as 336 22nd Avenue North, Nashville, Tennessee 37203
(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 10th day of May, 2006.

Absolom Criss Farmer

Davidson County DEEDWARR
Recvd: 05/19/06 10:04 2 pgs
Fees:13.00 Taxes:876.90

20060519-0058947

STATE OF Tennessee
COUNTY OF Davidson

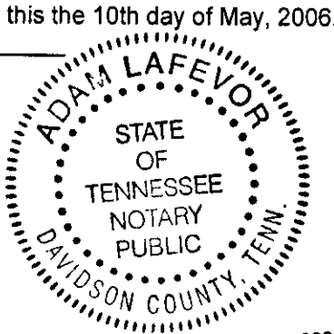
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Absolom Criss Farmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 10th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903