Davidson County DEEDWARR
Recvd: 06/12/06 08:40 2 pg:
Fees:13.00 Taxes:814.00
20060612-0069204

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ron Runyeon and Tia Sillers
1116 A Dog Creek Road
Kingston Springs, TN 37082

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
092-13-0-127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dawn Elizabeth Reed, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ron Runyeon and Tia Sillers, as tenants in common,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Nashville, Davidson County, Tennessee, being Lot No. 5 of Block 19 on the Plan of Charlotte Company's Second Addition, as of record in Book 57, page 160 and 161, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dawn Elizabeth Reed, unmarried by quitclaim deed from Tony Dwayne Reed of record in Instrument Number 20001016-0102133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions and all other matters as shown on the plan of record in Plat Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3808 Elkins Avenue Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 2nd day of June, 2006.

Dawn Elizabeth Reed

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dawn Elizabeth Reed, unmarried, the bargainor(s) 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 2nd day of June, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of June, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07