Davidson County DEEDWARR
Recvd: 12/01/06 13:25 2 pgs
Fees:13.00 Taxes:962.00

20061201-0148580

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2006.

NOTARY PUBLIC

My Commission expires:

MISTY M. SOHRABI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC, 6213 Charlotte Pike, Ste. 200, Nashville, TN 37209

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steve David Thornton	New Owner	Map 91
(NAME)	(NAME)	
4304 Nevada Avenue		Group 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		Parcel 218
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Ronald Dane Runyeon

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Steve David Thornton

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 205, Block No. 9, as shown on the map entitled Charlotte Park Company's First Addition, of record in Plat Book 57, page(s) 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD DANE RUNYEON, by deed from WPPR PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20060302-0024506, dated February 14, 2006, as corrected by Corrected Certificate of Acknowledgment of record as Instrument Nos. 20060331-0036853 and 20060427-0048587, said Register's Office.

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

Taxes for the year 2006 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 4304 Nevada Avenue, Nashville, TN 37209

Ronald D Runyeon

have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 21st day of November, 2006.

Ronald D Runyeon

Ronald Dane Runyeon

ACKNOWLEDGEMENT:

STATE OF TENNESSEE
County of Davidson

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

Witness my hand and official seal at office this 21st day of November 2006.

My commission expires:

MISTY M. SOHRABI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public