Davidson County DEEDWARR
Recvd: 05/01/07 13:21 2 pgs
Fees:13.00 Taxes:973.10
20070501-0051855

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $263,000.00

Subscribed and sworn to before me this the 20th day of April, 2007.

ROBIN KOBRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

Notary Public

(Affix Seal) my commission expires: 3-7-11

WARRANTY DEED

700119

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Ron Runyeon
4000 Cambridge Avenue
Nashville,TN 37205

Send tax bills to:
New Owner

Map 103-8, Parcel 190

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert W. Ingram

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ron Runyeon and wife, Linda Sue Simmons

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the Easterly part of Lot No. 356 on the Map of Richland Realty Company's Division "C" as record in Book 421, Page 31, Register's Office for Daivdson County.

Said part of Lot No. 356 being described as follows: Beginning at the Southwest corner of a 60 foot street supposed to be the continuation of Cambridge Avenue, to an alley being the Northeast corner of said Lot No. 356; thence with the Southerly margin of said alley, Westerly 171 7/8 feet, more or less, to a point; thence, Southerly 100 feet more or less to a point; thence Easterly 180 feet to the Westerly margin of Cambridge Avenue; thence 170 feet Northerly alonge the Westerly margin of Cambridge Avenue to the point of beginning.

Excepted from and excluded from the above described tract is the following:

Beginning at an iron pin in the corner of the intersection of Cambridge Avenue and a 15 foot alley, said pin marking the Northeasterly corner of said Lot No. 356; thence in a Southwesterly direction along the Southerly margin of said alley, a distance of 171 7/8 feet to a point; thence Southwardly 100 feet to a point in the Southerly line of said Lot No. 356 which is 180 feet Westwardly from the Southeasterly corner of said Lot No. 356; thence Easterly along the Southerly line of said Lot No. 356, 85.1 feet to an iron pin which is 94.9 feet Westwardly from the Southeasterly corner of said Lot No. 356; thence in a Northwestwardly direction 82.4 feet to an iron pin located 111.75 feet Westwardly from the Westerly margin of Cambridge Avenue, thence in an Easterly direction 111.75 feet to an iron pin in the Westerly margin of Cambridge Avenue; thence in a Northerly direction along the Westerly margin of Cambridge Avenue a distance of 93.5 feet to the point of beginning.

Being the same property conveyed to Edna H. Ingram by deed from Gerald E. Ingram and wife, Ida L. Ingram, dated January 8, 1999, and of record in Book 11294, Page 808, in the Register's Office of Davidson County, Tennessee. The said Edna H. Ingram, now being deceased and by Last Will and Testament of record as Instrument Number 20061211-0152614, title is vested in Robert W. Ingram.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 4000 Cambridge Avenue, Nashville, TN, 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 20th day of April, 2007.

Robert W. Ingram

Robert W. Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Robert W. Ingram , 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 20th day of April, 2007.

My commission expires:_____

John A. Bell, Jr.

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010