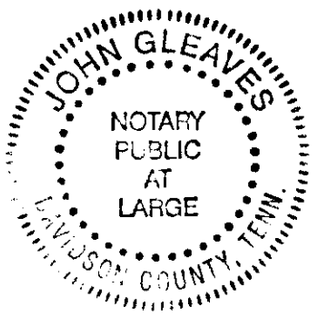


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2007.

Notary Public

Expiration of commission. 7-2470

Davidson County DEEDWARR
Recvd: 06/13/07 13:24 2 pgs
Fees:13.00 Taxes:421.80

20070613-0070984

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian J. Ban **April Ban**	New Owner	**Map 82 Group 4 Parcel 54**
1102 North 8th Street		
Nashville, TN ~~37206~~ 37207		

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

Runion Properties, LLC a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian J. Ban and April Ban, husband and wife

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 Davidson County, Tennessee, being Lot No. 299 and 300, on the map of Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Runion Properties, LLC, a Tennessee limited liability company by Warranty Deed from Tennessee Equity Holdings, Inc., a Florida Corporation, dated March 5, 2007, of record in Instrument No. 20070411-0043429, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 12, Register's Office for DAVIDSON County, Tennessee.
Charter for Corporation contained in an instrument of record in Instrument No. 20060418-0044327, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1102 North 8th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 5th day of June, 2007.

Runion Properties, LLC a Tennessee limited liability company

By: Jeffrey E. Runion, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jeffrey E. Runion with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Runion Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Jeffrey E. Runion as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 5th day of June, 2007.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
JULY 12, 2007

File #: **07455-JM**

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212