Davidson County DEEDWARR
Recvd: 06/02/08 15:38 3 pg
Fees:18.00 Taxes:6352.90
20080602-0056098

Return To and

THIS INSTRUMENT PREPARED BY:
Amy L. Wood, Esquire
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,717,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 30th day of May, 2008.

Notary Public
My Commission Expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
COMMISSION EXPIRES 01/03/2011

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ronald Runyeon P.O. Box 90617 Nashville, TN 37209	Ronald Runyeon P.O. Box 90617 Nashville, TN 37209	Map 103-06-A, Parcels 2 CO, 3 CO, 4 CO, 5 CO, 6 CO, 7 CO, 8 CO, 9 CO, 10 CO, 11 CO, 13 CO, 14 CO, 16 CO, 17 CO, 18 CO, 19, 20 CO, 21 CO, 22 CO, 23 CO, 24 CO, 27 CO, 28 CO, 30 CO, 31 CO, 32 CO, 36 CO, 37 CO, 38 CO, 39 CO, 40 CO, 41 CO, 42 CO, 46 CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Dunham's Station Condos, LLC ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Ronald D. Runyeon and Linda Sue Simmons ("Grantees"), their successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described on the attached Exhibit "A".

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 successors and assigns, forever. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and has

good right to convey it. Grantor covenants with Grantees that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of May, 2008.

GRANTORS:

BY: _____
ROBERT R. BLAGOJEVICH

ITS: MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Robert R. Blagojevich, Managing Member of Dunham's Station Condos, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Member of Dunham's Station Condos, LLC, and is authorized by Dunham's Station Condos, LLC, to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of May, 2008.

_____
Notary Public

My commission expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

Legal Description

TRACT 1:

Land in Davidson County, Tennessee being Unit Nos. A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-10, B-1, B-2, B-3, B-4, B-6, B-7, B-8, B-9, C-1, C-2, C-5, C-6, C-7, D-2, D-5, D-6, D-8, E-1, E-2, E-4, E-5, E-6 and F-2, Dunham's Station Condominiums, as established by Master Deed of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dunham's Station Condos, LLC by QuitClaim Deed from Robert R. Blagojevich recorded March 1, 2007 in Instrument No. 20070301-0025391, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Units C-8 and E-3, DUNHAM'S STATION Condominiums, as established under Master Deed of record in Book 6697, Page 901, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Dunham's Station Condos, LLC by QuitClaim Deed from Robert R. Blagojevich recorded simultaneously herewith in Instrument No. 20070620056097, in the Register's Office of Davidson County, Tennessee.