Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/27/08 09:25 1 pg
Fees:13.00 Taxes:721.50

20080627-0066326

WARRANTY DEED

Preparer's File #-08E0409

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

W. AARON WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Goad and Jason Goad	Churchill Mortgage Corp.	033-14-0-091.00
811 Nella Drive	761 Old Hickory Blvd., Suite 401	
Goodlettsville, Tennessee 37072	Brentwood,TN 37027	

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, RUNION PROPERTIES, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto JAMES GOAD AND JASON GOAD, both unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete descripiton thereof.

Being the same property conveyed to Jonathan Daniel Runion, an unmarried man and Jeffrey E. Runion, a married man, by Warranty Deed from Ellis C. Green, Jr. and wife, Shirley June Green of record in Instrument No. 20060314-0029155, dated 3/9/2006, Register's Office for Davidson County, Tennessee; further conveyed to Runion Properties, LLC by Quitclaim Deed from Jonathan Daniel Runion, an unmarried man and Jeffrey E. Runion, a married man, of record in Instrument No. 20060801-0093246, dated 7/27/2006, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **811 Nella Drive, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **25th** day of **June, 2008**:

RUNION PROPERTIES, LLC

By: Jeffrey E. Runion

Title: Member and President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared

Jeffrey E. Runion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and President of **RUNION PROPERTIES, LLC**, the within named bargainor, a corporation, and that such president or officer as such Member and President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as Jeffrey E. Runion, Member and President.

Witness my hand and official seal at Brentwood, TN, this 25th day of June, 2008.

Notary Public

My Commission Expires: 6/29/2010

W. AARON WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON