Notary Seal present
but could not be reproduced

STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett
Davidson County Register of Deeds

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

X _____
Affiant

BILL GARRETT, Davidson County
Trans: T20090033604 DEEDWARR
Recvd: 05/21/09 10:33 2 pgs
Fees: 13.00 Taxes: 592.00
20090521-0046796

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2009.

_____
Notary Public
MY COMMISSION EXPIRES: 5/20/10
File No. G9-7736D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| David Logsdon (NAME) | SAME (NAME) | 146-8-188 |
| 5005 Montclair Drive (STREET ADDRESS) | 2905 Westmoreland Dr. (STREET ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **William H. Runions, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Logsdon, unmarried**, 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. 448 on the plan of SECTION SIX, CRIEVE HALL ESTATES, as shown by plat of record in Plat Book 2331, Page 1 and 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 448 fronts 90.0 feet on the westerly margin of Montclair Drive and extends back 230.6 feet o the broken northerly line and 213.4 feet on the southerly line to a dead line in the rear, measuring 38.0 feet thereon

BEING the same property conveyed to William H. Runions, unmarried from Morris W. Richardson and wife, Betty A. Richardson, by Deed dated March 31, 2006, as Instrument No. 200604040038508, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5005 Montclair Drive, Nashville, TN 37211.

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 heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of May, 2009.

X William H. Runions
William H. Runions

May 18, 2009
Date

Notary Seal present
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William H. Runions, unmarried, 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 18th day of May, 2009.

My Commission Expires: 3/20/10

Notary Public

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of May, 2009.

My Commission Expires:_____

Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**