This instrument prepared by: [illegible], Attorney, [illegible]
Street, Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH O. SKINNER, ET AL	SAME	53-12-73
(NAME): 2601 Hadley Blvd.	(NAME):	53-12-79 Is
(STREET ADDRESS OR ROUTE NUMBER): Old Hickory, Tn.	(STREET ADDRESS):	BOOK 5401 PAGE 932
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

6816 03/06 214.50- CHECK

JOHN W. MARTIN AND WIFE, MILDRED H. MARTIN, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH O. SKINNER AND KENNETH J. SKINNER, as tenants-in-common their hereinafter referred to as Grantees, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lots Nos. 9, 10, 11, 12 and 13 of Block 4 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.
Said Lot No. 9 fronts 50 feet on the southeasterly side of 26th Street and runs back between parallel lines, with the northeasterly margin of an alley, 144 feet to an alley in the rear.
Said Lots Nos. 10, 11, 12 and 13 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 120 feet to an alley, said Lot No. 10 running back with the southeasterly margin of 26th Street.

BEING the same property conveyed to John W. Martin and wife, Mildred H. Martin, by deed from Rutherford Rentals, Inc., a Tennessee corporation, of record in Book 4620, page 142, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above described premises having been conveyed to State of Tennessee by deed of record in Book 5017, page 974, said Register's Office, and described as follows: Being a part of Lots 9-13, Block 4 on the Plan of Dobbs and Elliotts Subdivision No. 1 of record in Book 547, page 97, described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 28th day of February 19 79

Affiant: Kenneth J. Skinner

My commission expires: 3/15/81 (Affix Seal)

Notary Public: Carolyn J. Vick Kelly

NOTARY PUBLIC LARGE STATE OF TENNESSEE

26th Street; thence along the said southeast margin of 26th Street, north 44 degrees 15 minutes east 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less to a point; thence south 45 degrees 45 minutes east 77 feet, more or less, to a point; thence south 44 degrees 15 minutes west 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin north 45 degrees 45 minutes west 100 feet, more or less, to the point of beginning and containing 672 square feet.

This conveyance is made subject to a temporary construction easement to the State of Tennessee and being more particularly described in deed of record in Book 5017, page 974, Register's Office for Davidson County, Tennessee.

The Grantees have heretofore leased the above described premises from the Grantors and by this conveyance the said Lease entered into by and between the parties is hereby terminated, and the Grantors and Grantees are hereby released of all rights, duties, obligations, rents, and provisions contained in said Lease. The parties do hereby mutually release each other from said Lease and warrant that they have made a full accounting to each other and have no claims or demands of each other.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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, their heirs and assigns, *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.*

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.*

Witness our hands *this* 28th *day of* February, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Martin

Mildred D. Martin

BOOK 5401 PAGE 935

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

JOHN W. MARTIN AND WIFE, MILDRED H. MARTIN

the bargainor_s_, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 28th day of February, 19 79.

Carolyn F. Waddell, Notary Public.

Commission Expires 3/15/81.

CAROLYN F. WADDELL NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this day of , 19 .

, Notary Public.

Commission Expires .

F. 1-7-0.26

IDENTIF. REFERENCE

FILED MAR 6 1 41 PM '79

WILSON L. FOSTER REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5401 PAGE 935

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80000.00= CAMT.
208.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.50-
6816A03/06/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.I.70 26

IDENTIF. REFERENCE

MAR 6 1 41 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 78496