Prepared by: Hall & Bedford

BOOK 5429 PAGE 84

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-268	James Roger Skelton	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 409 Grosse Point Court	LOAN OR ACCOUNT NO.
		PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Betty Elaine Bivens Adair , unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Roger Skelton

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennsssee, being Lot No. 697 on the Plan of Charlotte Park, Section 8, as of record in Book 2900, Pages 45 and 46, Register's Office for said County.

Said Lot No. 697 fronts 113 feet on the westerly side of Grosse Point Court and extends back 96.8 feet on the northerly line and 130.1 feet on the southery line, to a dead line measuring 63.3 feet thereon.

Being the same property conveyed to Betty Elaine Bivens, now Betty Elaine Bivens Adair, by Quitclaim deed from I. E. Neal, Trustee, as of record in Book 5241, Page 380 and by Divorce Decree in the Circuit Court of Warren County, Tennessee, a certified copy of which is of record in Book Page said Register's Office.

This conveyance is made subject to restrictions in Book 2965, Page 606.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of April , 19 79

Betty Elaine Bivens Adair

Betty Elaine Bivens Adair

Prepared by: Hall & Bedford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5429 PAGE 85

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Betty Elaine Bivens Adair, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 27th day of April, 19 79.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,700.00

Affiant By: James Roger Skelton (Attorney in fact)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F. 26969

IDENTIF. REFERENCE

MAY 1 2 35 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Betty Elaine Bivens Adair

TO James Roger Skelton

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

Prepared by: Hall & Bedford

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

BOOK 5429 PAGE 86

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
			42700.00-	CO
			111.02	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 115.52-
9703A05/01/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 26469
1
Bonded Mtg
Hwy 1.2 35 Dm
1 G
Surv X-(D) easement
Mtg
Plan Bd
Sur

No. 680939