Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tom Skinner 1195 Kimberly Drive Goodlettsville, TN 37072	Same	59-10 250 59-10 249
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Charlie Johnson and wife, Maggie T. Johnson, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Tom Skinner (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The Plan of record in Book 6050, page 112, said Register's Office, shows an Owner's certificate, and the following: As to Lot 4 - a 10 foot easement for public utility and drainage purposes along the northern and eastern lines of said lot, and a 2.5 x 20 foot utility anchor easement located on the southwest corner of said lot; and as to Lot 5 - a 10 foot easement for public utility and drainage purposes along the southern and eastern lines of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $22,500.00.

Tom Skinner
Affiant

Subscribed and sworn to before me this 3rd day of December, 1984.

Nancy B. Pitts
Notary Public
My Commission Expires 9/21/85

3. Deed of conveyance for water main of record in Book 6324, page 616, said Register's Office, whereby Grantor reserves the right for free tap-on.

4. Easement for Tennessee Valley Authority and sanitary sewer easement contained in instrument of record in Book 5092, page 315, said Register's Office.

This is unimproved property.

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of December, 1984.

Charlie Johnson

Charlie Johnson

Maggie T. Johnson

Maggie T. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy B. Pirtle, a Notary Public in and for said County and State, the within named Charlie Johnson and Maggie T. Johnson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of December, 1984.

Nancy B. Pirtle

Notary Public

My Commission Expires: 4/21/88

EXHIBIT A

BEING Lots Nos. 4 and 5 on the Plan of Haynes Manor, Section 6A, of record in Book 6050, page 112, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING part of the same property conveyed to Charlie Johnson and wife, Maggie T. Johnson, by deed from James S. Vincent, Jr., a single person, of record in Book 5895, page 56, Register's Office for Davidson County, Tennessee.

2138 12/04 68.00- CHECK
167527
IDENTIF. REFERENCE
Dec 4 10 49 AM '84
REGISTER
DAVIDSON COUNTY, TN
RUSH

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6438 PAGE 950

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

22500.00- CAMT.
58.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 68.00-
2138A12/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-67527.

IDENTIF. REFERENCE

DEC 4 10 49 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0090051