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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 86

Notary Public

MY COMMISSION EXPIRES 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DONALD W. SKINNER (NAME)	METROPOLITAN FEDERAL SAVINGS AND LOAN (NAME)	162-16
Lot 58A 1428 Bell Trace Dr. (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 995 (STREET ADDRESS)	50
Antioch, Tn. 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37202-0995 (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 HEREBY ACKNOWLEDGED, WE, I, MAXIE PATTON, TRUSTEE, with full power,

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. SKINNER and wife, GLENDA L. SKINNER

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. 58A, on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, as of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Maxie Patton, Trustee, by deed from Berry Zeitlin and wife, Linda Zeitlin, of record in Book 6670, page 902, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the c nsideration for the transfer of this proerty is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to METROPOLITAN FEDERAL SAVINGS AND LAON ASSOCIATION, of record in Book 6671, page 176, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

( ) unimproved
( ) This is improved property, known as Lot 58A 1428 Bell Trace Drive, Antioch, Tennessee 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 hand this 31st day of January, 19 86

X Maxie Patton Trustee, by Barry Zeitlin Attorney-in-Fact

MAXIE PATTON, TRUSTEE

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____ _____
Notary Public

WARRANTY DEED
FROM 7.61 2.9

IDENTIFT REFERENC

TO

FEB 14 10 41 AM '8

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of January, 1986, before me personally appeared GARRY ZEITLIN, to be known to be the person who executed the foregoing instrument in behalf of MAXIE PATTON, TRUSTEE, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MAXIE PATTON, TRUSTEE, as though he personally had acted.

WITNESS my hand and offical seal at Nashville, Tennessee, this the 31st day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

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

RECEIVED OF _____

FOR _____

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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

6550%/0- CAPT.
175.00 CRTIN
.50 PRFEE
6.00 DEED
CHECK 180.50-
4616A02/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6129

IDENTIFICATION REFERENCE

FEB 14 10 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219348