THIS INSTRUMENT PREPARED BY (AND RETURN TO): **WILKINS & IVEY, Attorneys**
2405 Crestmoor Road, P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8: W & I Ref. (pb (Title No: 29970 )

**ADDRESS NEW OWNER:**
Robert C. Skoney
925 Fireside Court
Brentwood, TN 37027

**MORTGAGEE:**
Same

**MAP-PARCEL NUMBERS**
160-15-032
06DU 60393

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew B. Cajka, Jr. and spouse, Donna T. Cajka,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert C. Skoney and spouse, Lesa Hartley Skoney,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 190 on the plan of Hearthstone Phase 3, of record in Book 5200, page 509, as amended in Book 6756, page 896, Register's Office for said County.

Said Lot No. 190 fronts 41.54 feet on the notherly margin of Fireside Court and extends back 144.82 feet on the southerly line and 131.47 feet on the easterly line to a broken line in the rear, measuring 211.0 feet thereon.

Being the same property conveyed to Andrew B. Cajka, Jr. and wife, Donna T. Cajka by deed from Radnor Homes, Inc. of record in Book 7442, page 429, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5409, page 485 and Book 6140, page 75, said Register's Office, and to matters set forth in the above referenced plan of record.

This instrument is executedf on behalf of Donna T. Cajka by Andrew B. Cajka, Jr. as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

7005 01/29 0101 030HECK 534 70

**This is improved property, known as:** 925 Fireside Court, Brentwood, TN 37027

**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 or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of January, 1990.

Andrew B. Cajka, Jr.

Donna T. Cajka
By: Andrew B. Cajka, Jr., Attorney in Fact

**State of Tennessee**
**County of Davidson**

On this 19th day of January, 1990, before me the undersigned authority, personally appeared Andrew B. Cajka, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 9/24/92

Notary Public

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I: 12/89

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $ 159000.00

Robert C. Skorey
Affiant

Subscribed and sworn to before me, this the 19th day of January, 1990.

P.L. Beauchamp
Notary Public

P.L. BEAUCHAMP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-23-93

**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 Andrew B. Cajka, Jr. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Donna T. Cajka as her Attorney in Fact , as the free act and deed of the within named Donna T. Cajka. Witness my hand and official seal this 19th day of January, 1990.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

99645

IDENTIF. REFERENCE

JAN 29 1 13 PM '90

DAVIDSON COUNTY TN.

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

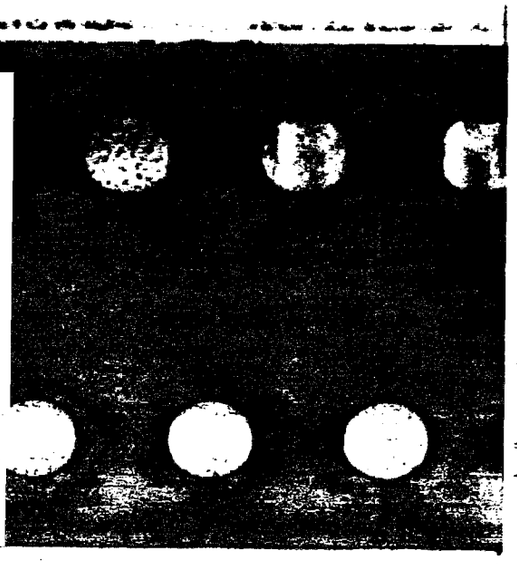
Andrew B. Cajka, Jr.

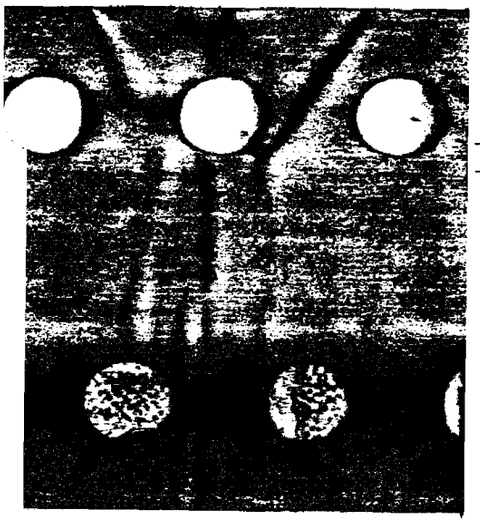
Sworn to and subscribed before me this 19th day of January, 19 90.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92





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

RECEIVED OF _____

FOR _____

**BOOK 8034 PAGE 107**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT |
| | | | | 159000.00 |
| | | | CON TX | 524.70 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 534.70 |
| | | | CHECK | 534.70 |
| 01/29/90 | 01 | | 13:09 0001 | 7005 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99645

IDENTIF. REFERENCE

JAN 29 1 13 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

**No. 288067**