This Instrument Prepared by J. Swierz
8 Penn Center
Phila., PA 19103

RETURN TO:
COMMONWEALTH TITLE AGENCY OFNASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

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THIS INDENTURE, made this 10TH day of JUNE, A. D., 19 92, **between** THOMASINA V. ETHERIDGE SKIPPER and BENJAMIN A. SKIPPER, Husband and Wife

Tennessee, First Parties, and
ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103
Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100----------**Dollars ($** 61,500.00**)** and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the plan of Section One, Oakwood Terrace, of record in Book 4460, Pages 54 and 55, Register's Office for said County.

SAID Lot No. 23 fronts 70.0 feet on the Easterly margin of Artelia Drive and extends back 122.0 feet on the Northerly line and 118.0 feet on the Southerly line to a dead line in the rear, measuring 70.11 feet thereon.

BEING the same premises which Thomasina V. Etheridge Skipper and husband, Benjamin A. Skipper, by Deed dated December 31, 1991 and recorded in Davidson County, Tennessee, in Deed Book Volume 8519, Page 215&c., granted and conveyed unto Richard H. Dinkins, in fee, as Trustee. Richard H. Dinkins, Trustee, in turn, conveyed said property via the same Quitclaim Deed, to Thomasina V. Etheridge Skipper et vir, Benjamin A. Skipper, as tenants in the entirety. Thomasina V. Etheridge Skipper et vir, Benjamin A. Skipper, are the Grantors herein.

37884

IDENTIFICATION REFERENCE

AUG 19 3 07 PM '92

A.Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

See exhibit 'A' attached hereto.

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) Thomasina V. Etheridge Skipper (L. S.)
Thomasina V. Etheridge Skipper

.....(L. S.) Benjamin A. Skipper (L. S.)
Benjamin A. Skipper

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Cobb } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State THOMASINA V. ETHERIDGE SKIPPER and BENJAMIN A. SKIPPER, Husband and Wife, the within named 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 office, in Cobb County, this 10th day of June 1992

Margaret H. Williams
Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires Sept. 20, 1995

My Commission expires _____

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named 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 office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER COMMON WEALTH RELOCATION SERVICES, INC
ADDRESS 2 PENN CENTER
PHILADELPHIA, PA 19103
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $61,500.00 Affiant Vivian C. Ellis.
Subscribed and sworn to before me this 18th day of August 1992.

Notary Public Ellen Maxwell Woodall

KEITH PRESS, INC., PRINTERS, KNOXVILLE

Commission Expires: 11-25-95

EXHIBIT 'A'

Real property taxes for 1992 and all future years.

All matters set forth on Plat of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, which Plan shows the following: a 30-foot minimum building setback line from Artelia Drive, a 10-foot public utility and drainage easement along the rear line of said lot.

Restrictive covenants contained in an instrument dated December 7, 1971, and filed for record in the Register's Office of said County on December 7, 1971, in Book 4559, page 73, said Register's Office.

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

CAMT 61500.00
CON TX 227.55
PRFEE 1.00
WDEED 12.00
TOTAL 240.55
CHECK 240.55

08/19/92 01 15:09 0001 1895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.8.8.4

IDENTIFICATION REFERENCE

AUG 19 3 07 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561646