THIS INSTRUMENT PREPARED BY

CHARLES F. BROWN, JR.
Attorney at Law
305 14th Avenue North
Nashville, Tennessee 37203
(615) 329-0988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00

William R. Skeeters
Affiant

Subscribed and sworn to before before me this the 8 day of Jan., 1993.

Notary Public

My commission expires: 1/23/94

WARRANTY DEED

New Owners Address:	Send Tax Bills to:	Map Number: 72-03 Group
1229 McChesney Nashville, TN 37216	Same	Parcel 207.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, James E. Hodges, Jr., Judith M. Dickey, and Nancy F. Sere, hereinafter called the Grantor have bargained and sold, and by these presents do transfer and convey unto William R. Skeeters and wife, Thresia Joan Skeeters, 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:

5755 01/14 0101 03CHECK 138.50

Land in the city of Nashville, Davidson County, Tennessee, as follows:

Being Lot No. 145 on the Plan of Inglewood Lots as recorded in Book 332, Page 101, Register's Office for Davidson County, Tennesseee.

Said Lot No. 145 fronts 100 feet on the South side of Howard Avenue and runs back between paralell lines 205 feet to a line

Being the same property conveyed to James E. Hodges and wife, Mary Elizabeth Hodges by deed from Ural B. Bailey and sife, of record in Book 647, page 640 Register's Office for Davidson County, Tennessee

The Grantors named above, having acquired said property pursuant to the Last Will and Testament of James E. Hodges, Sr., the surviving spouse of Mary Elizabeth Hodges, said Deed having been filed of record in Will Book 106 page 408, of the Probate Clerk's Office of Nashville, Davidson County Tennessee.

Jane E. Hodges, the owner of a life estate in said property pursuant to the aforementioned will, died on January 20, 1992.

THE GRANTORS WARRANT THAT THIS PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF EITHER JAMES E. HODGES, JR. JUDITH M. DICKEY, OR NANCY F. SERE OR THEIR SPOUSES AND IS NOT SUBJECT TO THE HOMESTEAD EXEMPTION.

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 they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, 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.

This improved property known as 1218 Howard Avenue, Nashville, Tennessee 37216

Witness our hands this the 8 day of January, 1993.

JAMES E. HODGES, JR.

JUDITH M. DICKEY

NANCY F. SERE

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 James E. Hodges, Judith M. Dickey, and Nancy F. Sere, 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, Davidson County, Tennessee, this the 8 day of January, 1993.

NOTARY PUBLIC

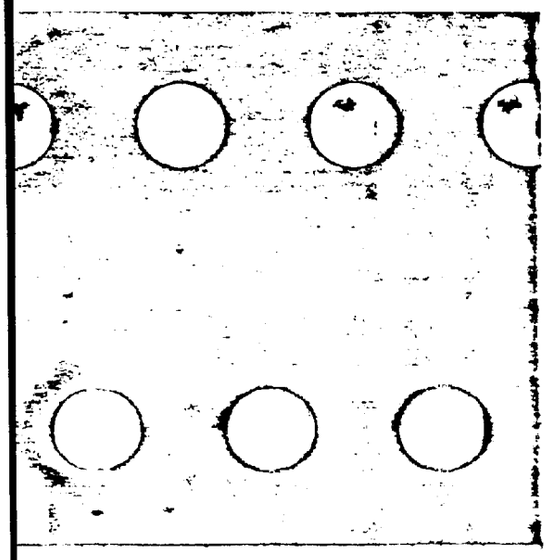
My Commission Expires: 1/23/97

CHARLES E. GOLDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

82506

IDENTIFICATION REFERENCE

JAN 14 9 13 AM '93



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

RECEIVED OF _____

FOR _____

BOOK 8840 PAGE 220

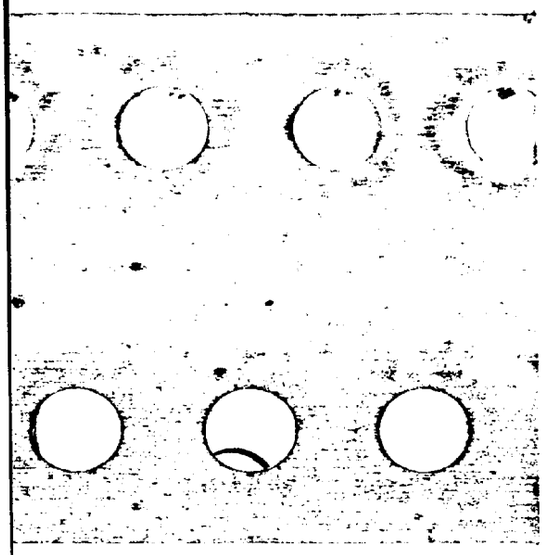
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

01/14/93 01 08:12 0001 5755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



82506

IDENTIFICATION REFERENCE

JAN 14 8 13 AM '93

DAVIDSON COUNTY, TN

No. 610519