mail

BOOK 8964 PAGE 113

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THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JEFF B. SKINNER, UNMARRIED
778 HOSPITAL DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-3, PARCEL 112

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Jeff B. Skinner
AFFIANT

Subscribed and sworn to me, this the 27TH day of MAY, 1993.

Ella W. Whitaker
Notary Public
My commission expires: 11-25-95

24708

IDENTIFICATION

MAY 28 4 14 PM '93

ELIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, HAZEL C. KRAMER, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JEFF B. SKINNER, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 778 HOSPITAL (FORMERLY SANITARIUM) DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

LEE F. KRAMER, husband of Hazel C. Kramer, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described in Exhibit "A" attached hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 27TH day of MAY, 1993.

Hazel C. Kramer

Hazel C. Kramer

Lee F. Kramer

Lee F. Kramer 5/25/93

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hazel C. Kramer, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH day of MAY, 1993.

Ella W. Woolard

notary public

My commission expires: 11-25-95

STATE OF TENNESSEE :

COUNTY OF Washington:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee F. Kramer, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Jonesboro, Tennessee, on this the ~~27TH~~ 25th day of MAY, 1993.

Rhonda Casey

notary public

My commission expires: July 25, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Being the westerly 69.8 feet of Lot No. 21 and the westerly 69.8 feet of the northerly part of Lot No. 22 of Block "A" on the Plan of Home acres, not of record, and described as follows:

Beginning at a point in the southerly margin of Sanitarium Drive at the common corner of Lots 21 and 20; thence with the line between said lots, southerly 75 feet to the corner of Lots 19, 20, 21 and 22, and continuing southerly with the line between Lots 19 and 22, 78 feet to a point which is 22 feet northwardly from the common corner of Lots 18, 19, 22 and 23; thence eastwardly parallel to and 22 feet north of the line between Lots 22 and 23; eastwardly 69.8 feet to a point; thence northwardly 153 feet to a point in the southerly margin of Sanitarium Drive; thence with the margin of the same, westwardly 69.8 feet to the point of beginning.

Being the same property conveyed to Hazel C. Kramer, a married woman, by Warranty Deed from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., of record in Book 4672, page 371, Register's Office for Davidosn County, Tennessee.

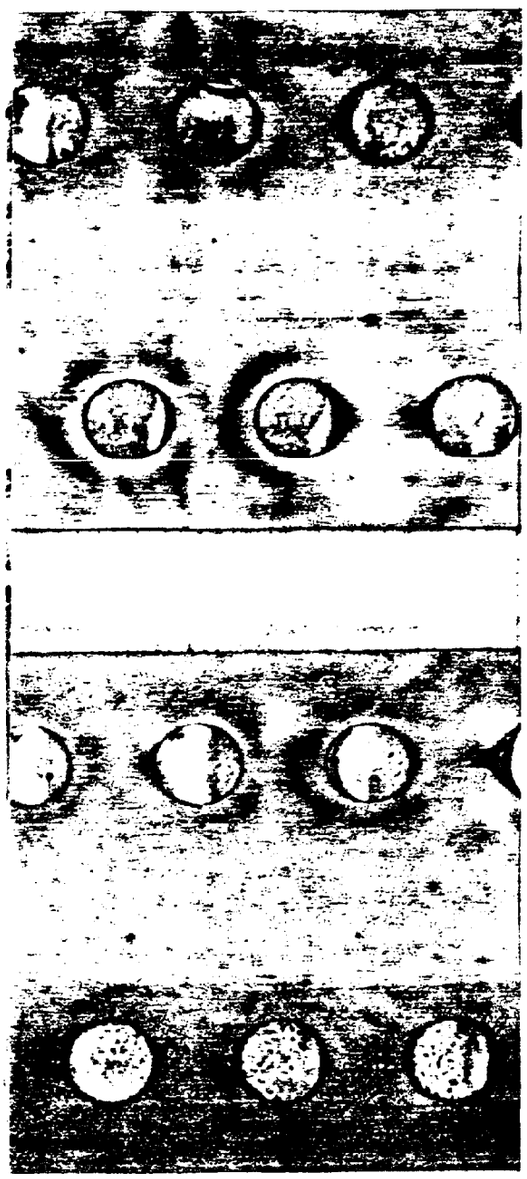
3691 05/28 0101 03CHECK 124.00

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. All matters set forth on the unrecorded Plan of Home Acres.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8964 PAGE 116

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

05/28/93 01 16:14 0001 8691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24708

IDENTIFICATION REFERENCE

MAY 28 4 14 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 656701