STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE [illegible]
IS GREATER, FOR THIS TRANSFER IS $ 900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE 93

Notary Public

MY COMMISSION EXPIRES: 7-23-94
(AFFIX SEAL)

Return To: Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN L. SKAGGS AND WIFE,	Fleet Mortgage Corp.	5DU-03721
JANIE M. SKAGGS (NAME)	(NAME)	
3710 Faulkner Drive	P. O. Box 316	Map 147-4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Milwaukee, WI 53201	Parcel 81
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VIRGINIA WOODARD RHODES, EXECUTRIX OF THE ESTATE OF MARGARET B. COLE, deceased AND MARGARET C. SMITHSON; PATRICIA COLE FANN AND PATRICIA MENDEL BAKER, all beneficiaries of said Estate** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN K. SKAGGS AND WIFE, JANIE M. SKAGGS**

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. 120 on the Plan of HILLBROOK, SECTION 3, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to George E. Cole and wife, Margaret B. Cole by deed from Oscar Davis Ryan, III and wife, Brenda D. Ryan and O. D. Ryan, Jr. and wife, Dorothy G. Ryan of record in Book 4642, Page 647, Register's Office for Davidson County, Tennessee. The said George E. Cole and wife, Margaret B. Cole having both died. By Order of the Probate Court for Davidson County, Tennessee entered May 5, 1993 in Minute Book 372, Page 32, it was ordered, adjudged and decreed that the Last Will and Testament of Margaret B. Cole, deceased be interpreted to direct that the real property described herein be sold and the proceeds received therefrom be divided equally among Margaret C. Smithson, Patricia Cole Fann and Patricia Mendel Baker.

Date of Death of George E. Cole: 4/13/89
Date of Death of Margaret B. Cole: 4/12/92

2911.75
IDENTIFICATION REFERENCE
JUN 11 8 59 AM '93
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3710 Faulkner Drive, Nashville, TN 37211
(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 our hand s this 9th day of JUNE 19 93

ESTATE OF MARGARET B. COLE

by: Virginia Woodard Rhodes
Virginia Woodard Rhodes, Executrix

Margaret C. Smithson
Margaret C. Smithson, Beneficiary

Patricia Cole Fann
Patricia Cole Fann, Beneficiary

Patricia Mendel Baker
Patricia Mendel Baker, Beneficiary

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8978 PAGE 519

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Virginia Woodard Rhodes, Executrix of and Margaret C. Smithson; Patricia Cole Fann and Patricia Mendel Baker, all Beneficiaries of the Estate of Margaret B. Cole, deceased 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 Brentwood, Tennessee, this 9th day of JUNE 1993.

Commission expires 7-23-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

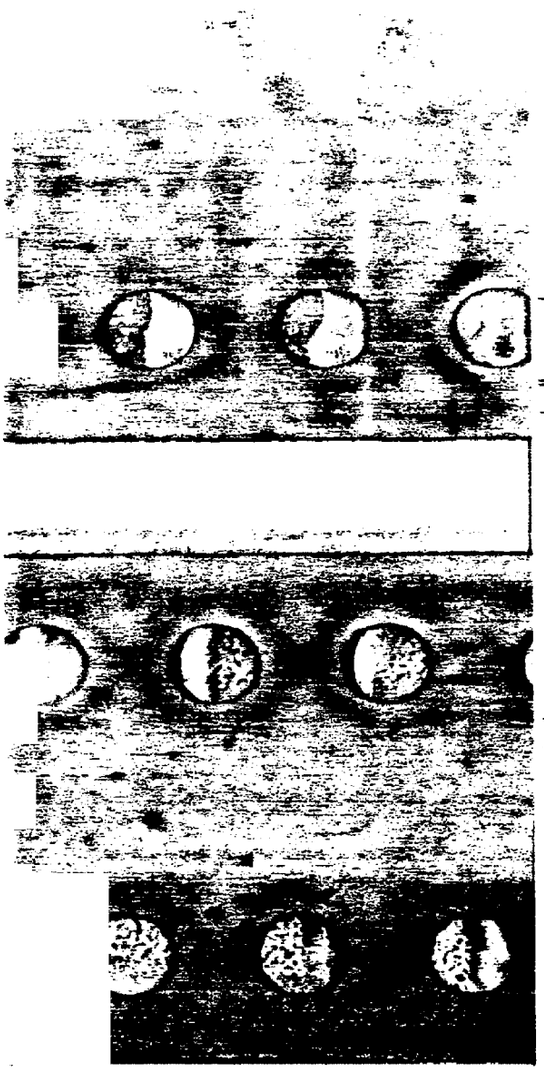
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
ESTATE OF MARGARET B. COLE

TO:
JOHN L. SKAGGS AND WIFE,
JANIE M. SKAGGS

6279 06/11 0101 CHECK 252.83



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

RECEIVED OF _____

FOR _____

BOOK 8978 PAGE 520

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 65900.00
				CON TX 243.83
				PRFEE 1.00
				WDEED 8.00
				TOTAL 252.83
				CHECK 252.83
			06/11/93 01	08:59 0001 6279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 1 7 5

IDENTIFICATION REFERENCE

JUN 11 8 59 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 661578