Re-Record for purpose of correcting conveyance to John L. Skaggs and Janie M. Skaggs, Wife

BOOK 8978 PAGE 518

RE-RECORD
BOOK 9024 PAGE 447

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $55,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF JUNE, 19 93
Notary Public
MY COMMISSION EXPIRES 7-23-94
AFFIX SEAL

Return To: **THIS INSTRUMENT WAS PREPARED BY**

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

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 L. 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

2 9 1:7.5. IDENTIFICATION REFERENCE JUN 11 8 59 AM '93 REGISTER'S OFFICE DAVIDSON COUNTY, TN

RECORDING MEMO THE FOLLOWING WAS NOT ENTERING IN THE DOCUMENT WHEN RECEIVED

RE-RECORD 93 JUN 25 AM 11:13 IDENTIFICATION REFERENCE 44551

7750 07/26 0101 03CHECK 8.00

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

My commission expires 7-23-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

RE-RECORD

BOOK 9024 PAGE 448

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 oaths 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

6229 06/11 0101 03CHECK 252.83