56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10605 PG 270

THIS INDENTURE, made and entered into as of the **4th** day of **September, 1997** by and between

ROBERT J. SKILLEN ,

hereinafter referred to as Grantor, and

SYLLIA MILLER ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 1 ON THE PLAN OF SECTION 6, 3RD ADDITION, ROSEWOOD HEIGHTS AS OF RECORD IN BOOK 2854 AT PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. SKILLEN AND WIFE, SHERRY A. SKILLEN BY DEED FROM MARCELLA M. YODER, AN UNMARRIED PERSON OF RECORD IN BOOK 7670 PAGE 61 SAID REGISTER'S OFFICE.

ALSO, ROBERT J. SKILLEN BY QUITCLAIM DEED FROM SHERRY ANN SKILLEN GROOMS OF RECORD IN BOOK 10435 PAGE 257 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

ROBERT J. SKILLEN

97 SEP 11 PM 12:37

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE

034 7562

BOOK 10605 PG 271

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT J. SKILLEN** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **September**, 1997.

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration: _____

My Commission Expires NOV 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacqueline G. Sloan
Affiant

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this **4th** day of **September, 1997.**

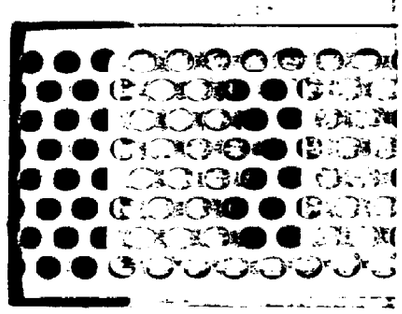
Robin R. Keller
Notary Public

My Commission Expires NOV 25, 2000

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	SYLLIA MILLER 2507 EASTLAND AVENUE NASHVILLE, TN 37206	2507 EASTLAND AVENUE NASHVILLE, TN 37206 MAP PARCEL NUMBER 83-12-157

97 09/11 0101 03CHECK 323-50



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

RECEIVED OF _____

FOR _____

BOOK 10605 PG 272

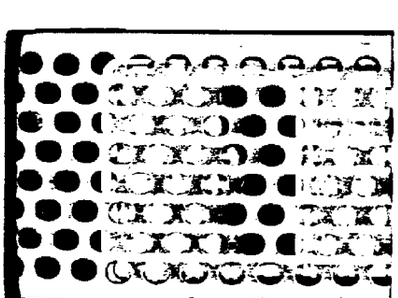
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

09/11/97 01 12:41 0001 7557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347562
IDENTIF. ← REFERENCE

97 SEP 11 PM 12:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197005