BOOK 10628 PG 268

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 51,900.00

Affiant

Subscribed and sworn to before me, this 30th day of September 1997

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL W. SKAGGS 122 Prescott Place Nashville, Tennessee 37211	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37237	MAP 119-10 A PARCEL 122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY ONE THOUSAND NINE HUNDRED AND NO/100-- ---------- ($ 51,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , EDWARD D. TROXLER, JR., UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. SKAGGS, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 122 on the Plan of Prescott Place Condominiums as of record in Book 6250, page 537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Edward D. Troxler, Jr., unmarried, by deed from Cumberland Development Group, Inc., a Tennessee corporation, of record in Book 6771, page 514, Register's Office for Davidson County, Tennessee.

0354159
IDENTIF. & REFERENCE

97 OCT -1 AM 9:35
FELIX E. LIESCHE REGISTER
DAVIDSON COUNTY, TN.

4670 10/01 0101 03CHECK 201.03

This is improved property known as 122 Prescott Place, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Prescott Place Condominiums of record in Book 6250 , page 537 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ himself____, __his____ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, __his____ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __30th__ day of __September____, 19 __97__.

Edward D Troxler Jr.
EDWARD D. TROXLER, JR.

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 EDWARD D. TROXLER, JR., UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __30th__ day of __September__, 19 __97__.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

Notary Public

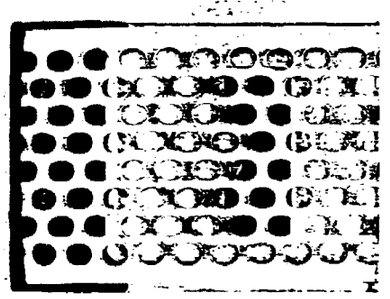
My Commission Expires: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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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

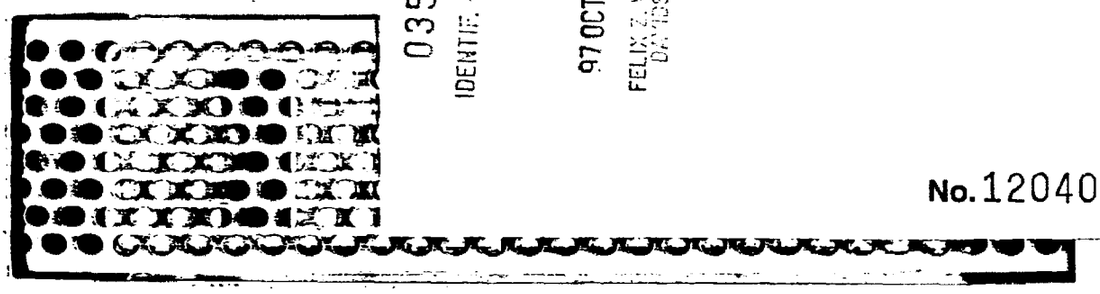
CAMT 51900.00
CON TX 192.03
PRFEE 1.00
WDEED 8.00
TOTAL 201.03
CHECK 201.03

10/01/97 01 09:36 0001 4670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354159
IDENTIFICATION REFERENCE

97 OCT -1 AM 9:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN



No. 1204027