60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10879 PG 165

ADDRESS NEW OWNER:
Roy G. Skinner
224 Highland Villa Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **161-14-0**
GROUP **B**
PARCEL **224**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **T & E Land Development, L.L.C.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Roy G. Skinner and wife, Nathleene C. Skinner**, 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. 224 of the Highland Villa Condominiums Subdivision of record in Plat Book 7467, page 851, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being a part of the same property conveyed to T & E Land Development, L.L.C. by deed from Highland Group, Ltd., a Tennessee limited partnership, of record in Book 9892, page 477, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to T & E Land Development, L.L.C. by Quitclaim Deed from Highland Group, Ltd, a Tennessee limited partnership, of record in Book 10871, page 235, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 224 Highland Villa Circle, 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 "GRANTEES", their heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 7th day of April, 1998.

T & E Land Development Company, L.L.C.

By: _____
J. D. Eatherly, Chief Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J.D. Eatherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Chief Managing Member of **T & E Land Development, L.L.C.**, and that as such he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 1998.

_____
Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $169,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 7th day of April, 1998.

_____
Rebecca T. Garland
NOTARY PUBLIC

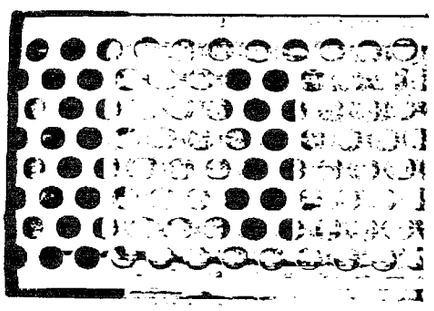
My Commission Expires: 3/24/2001

0423384
IDENTIFICATION REFERENCE

98 APR -8 PM 1:49

FELIX J. NIXON
REGISTER
DAVIDSON COUNTY, TN.

7737 04/08 0101 03CHECK 634-30



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

RECEIVED OF _____

FOR _____

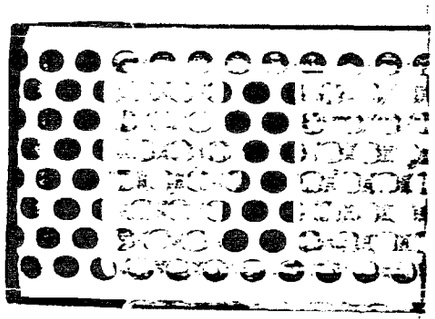
BOOK 10879 PG 167

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 169000.00
CON TX 625.30
PRFEE 1.00
WDEED 8.00
TOTAL 634.30
CHECK 634.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/08/98 01 1348 0001 7737



0423384
IDENTIF. & REFERENCE

98 APR -8 PM 1:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277965