WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Walter T. Brandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April 19 98

B. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

B. Hodge
Notary Public

MY COMMISSION EXPIRES: 11/4/2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter T. Brandt (NAME)	Fifth Third Bank of Kentucky (NAME)	MAP 118-01
1001 Halcyon Avenue (ADDRESS)	P. O. Box 630953 (ADDRESS)	PARCEL 228
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Cinncinati, Ohio 45263-0952 (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, Janie Majors Skaggs, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter T. Brandt, unmarried

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. 28 on the Map of Noels' Idlewild Subdivision of record in Book 161, page 120, Register's Office for said County.

Said Lot No. 28 fronts 48 feet on the southerly side of Halcyon Avenue and runs back between lines 150 feet on the westerly line and 151 feet on the easterly line, along the westerly margin of the right-of-way of the old Nashville Railway & Light Company, to an alley in the rear on which it measures 55.5 feet.

Being the same property conveyed Emerson J. Majors and wife, Janie M. Majors, by deed from Barbara Kurland and husband Sheldon Kurland, of record in Book 5092, page 862, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Janie M. Majors by Quitclaim Deed from Emmerson Frank Majors of record in Book 7202, page 318, said Register's Office. The said Emmerson J. Majors being one and the same person as Emmerson Frank Majors. The said Janie M. Majors having since remarried and now being known as Janie M. Skaggs.

And I, John L. Skaggs, husband of the within named Janie Majors Skaggs join in the execution of this instrument for the purposes of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

*Continued

unimproved ( )
This is improved (X) property, known as 1001 Halcyon Avenue, Nashville, Tennessee 37204
(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 April 19 98

Janie Majors Skaggs
Janie Majors Skaggs

John L. Skaggs

BOOK 10891 PG 932

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie Majors Skaggs and husband John L. Skaggs

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of April 19 98.

Commission expires 11/4/2001

B. T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires November 4, 2001

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 ____ 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

*Continued:

This conveyance is subject to taxes for the year 1998 and any subsequent years, and restrictive covenants of record, Register's Office for Davidson County, Tennessee.

5855 04/21 0101 03CHECK 268.00

MAIL ENV.

98 APR 21 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
04271.79

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10891 PG 933

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

04/21/98 01 09:05 0001 5855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04271179
IDENTIF. ← REFERENCE
98 APR 21 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281992